



# **ONLINE RESOURCES AND REGULATORY DUE DILIGENCE OCS – FEDERAL**

**PLANO SEMINAR – JANUARY 13, 2014**

**Diane Mayo**

# THE USE OF ONLINE TOOLS FOR RESEARCH AND TO RUN TITLE

1. THE IMPORTANCE OF ACCURATE DOCUMENT PREPARATION; and
2. THE IMPACT OF ERRONEOUS DOCUMENT PREPARATION AND/OR APPROVALS ON THESE ERRONEOUS DOCUMENTS



# RIGHT OF USE AND EASEMENT (RUE)

<http://www.data.boem.gov/homepg/pubinfo/repcat/plans/rureport.pdf>

Granted permission from BSEE (abbreviation for Bureau of Safety and Environmental Enforcement) to construct and maintain platforms, artificial islands, and installations and other devices at an OCS site other than an OCS lease you own. These platforms, artificial island, etc. are (1) permanently or temporarily attached to the seabed; and (2) used for conducting exploration, development, and production activities or other operations on or off lease.



# LEASE AND SERIAL REGISTER PAGE

## (EXAMPLE: OCS-G 34348)

UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF OCEAN ENERGY MANAGEMENT OIL AND GAS LEASE OF SUBMERGED LANDS UNDER THE OUTER CONTINENTAL SHELF LANDS ACT	Office New Orleans, LA	Serial number OCS-G 34348
	Cash bonus \$222,250.00	Rental rate per acre, hectare or fraction thereof See Addendum
	Minimum royalty rate per acre, hectare or fraction thereof \$7.00 per acre	Royalty rate 18 3/4 percent
		Profit share rate

Paperwork Reduction Act of 1995 statement: This form does not constitute an information collection as defined by 44 U.S.C. 3501 et seq., and therefore does not require approval by the Office of Management and Budget.

This lease is effective as of **DEC 01 2012** (hereinafter called the "Effective Date") and shall continue for an initial period of **five** years (hereinafter called the "Initial Period") by and between the United States of America (hereinafter called the "Lessor"), by the Regional Director, Gulf of Mexico OCS Region, Bureau of Ocean Energy Management (BOEM), its authorized officer, and

Chevron U.S.A. Inc.

100%



(hereinafter called the "Lessee"). In consideration of any cash payment heretofore made by the Lessee to the Lessor and in consideration of the promises, terms, conditions, and covenants contained herein, including the Stipulation(s) numbered attached hereto, the Lessee and Lessor agree as follows:

**Sec. 1. Statutes and Regulations.** This lease is issued pursuant to the Outer Continental Shelf Lands Act of August 7, 1953; 43 U.S.C. 1331 et seq., as amended, (hereinafter called "the Act"). This lease is subject to the Act, regulations promulgated pursuant thereto, and other statutes and regulations in existence upon the Effective Date of the lease, and those statutes enacted (including amendments to the Act or other statutes) and regulations promulgated thereafter, except to the extent they explicitly conflict with an express provision of this lease. It is expressly understood that amendments to existing statutes and regulations, including but not limited to the Act, as well as the enactment of new statutes and promulgation of new regulations, which do not explicitly conflict with an express provision of this lease may be made and that the Lessee bears the risk that such may increase or decrease the Lessee's obligations under the lease.

In accordance with the regulations at 2 CFR, parts 180 and 1400, the Lessee must comply with the U.S. Department of the Interior's debarment and suspension (nonprocurement) requirements and must communicate this requirement to comply with these regulations to all persons with whom the Lessee does business as it relates to this lease by including this term as a condition when entering into contracts and transactions with others.

**Sec. 2. Rights of Lessee.** The Lessor hereby grants and leases to the Lessee the exclusive right and privilege to drill for, develop, and produce oil and gas resources, except helium gas, in the submerged lands of the Outer Continental Shelf containing approximately **5,000.000000** acres or hectares (hereinafter referred to as the "leased area"), described as follows:

All of Block 35, Grand Isle Area, OCS Leasing Map, Louisiana Map No. 7.

This lease is amended by addendum pursuant to the Final Notice of Sale for OCS Oil and Gas Lease Sale 216/222. The addendum shall become a part of the lease and supercede any inconsistent provisions of the lease form.

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### Serial Register Page

Your search returned 1 entries.

Current page number: 1

OCS- G34348

Current Status PRIMARY Central Gulf of Mexico Sale# 222 Sale Date 6/20/2012

Bonus Bid	Initial Acreage	Current Acreage	Per Acre Amt.	Royalty Rate	Rental
222250.000	5000.000000	5000.000000	44.45	18.7500000	7.00

Original Lessee(s):

Chevron U.S.A. Inc.

100.00000 %

Description:

All of Block 35, Grand Isle Area, as shown on OCS Louisiana Leasing Map, LA7.

12/01/2012 Date of lease: 12/01/2012. Expected expiration date: 11/30/2017

12/01/2012 Chevron U.S.A. Inc. designates Chevron U.S.A. Inc. as operator. ALL OF BLOCK 35, Grand Isle Area.

# TYPES OF OCS LEASE INTEREST

## ○ RECORD TITLE INTEREST

Primary ownership of an interest in an oil and gas lease including the obligation to pay rent, and the right to transfer and relinquish the lease.

## ○ OPERATING RIGHTS INTEREST

The interest or contractual obligation created out of a lease authorizing the holder of that right to enter the leased lands to conduct drilling and related operations, including production.



# RECORD TITLE ASSIGNMENT (EXAMPLE: OCS-G 33089)

- Public Information Query for ACTIVE-  
INACTIVE-LEASES
- Serial Register Page
- OCSBBS



## EXAMPLE OF ISSUES IN CHAIN OF TITLE

- OCS-G 9637

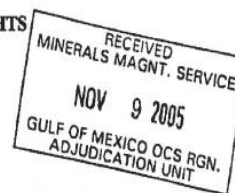
South Timbalier Block 38



# EXAMPLE CONT...

## PARTIAL ASSIGNMENT OF OPERATING RIGHTS

### PARTIAL ASSIGNMENT OF OPERATING RIGHTS IN OIL AND GAS LEASE



BLOCK 38 (OCS-G 9637) §  
SOUTH TIMBALIER AREA §  
FEDERAL OFFSHORE LOUISIANA §

#### KNOW ALL MEN BY THESE PRESENTS:

That, **Chevron U.S.A. Inc.** (GOM Company # 78), a Pennsylvania corporation, whose address is 935 Gravier Street, New Orleans, Louisiana 70112 (hereinafter referred to as "Assignor"), for and in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has assigned, granted, bargained, sold, conveyed and delivered, and by these presents does assign, grant, bargain, sell, convey and deliver unto, **Bois d'Arc Offshore Ltd.** (GOM Company # 2268), a Texas Limited Partnership, whose address is Chase Tower, 600 Travis, Suite 5200, Houston, Texas 77002 (hereinafter referred to as "Assignee"), its successors and assigns, one hundred percent (100%) operating rights interest in and to the following described Oil and Gas Lease:

Oil and Gas Lease of Submerged Lands bearing Serial No. OCS-G 9637, dated effective May 1, 1988, by and between the United States of America, as Lessor, and, Elf Aquitaine, Inc. and Offshore Bechtel Associates Limited, as the Lessee, covering all of Block 38, South Timbalier Area, OCS Leasing Map, Louisiana Map No. 6, containing approximately 5,000 acres, (hereinafter referred to as the "**Lease**"),

**INSOFAR AND ONLY INSOFAR** as to the Northwest Quarter of the Northwest Quarter of the Northwest Quarter (NW/4 NW/4 NW/4), the East Half of the Northwest Quarter of the Northwest Quarter (E/2 NW/4 NW/4), the Northeast Quarter of the Northwest Quarter (NE/4 NW/4), and the Northwest Quarter of the Northwest Quarter of the Northeast Quarter (NW/4 NW/4 NE/4), limited to depths from **12,100' TVDSS** down to the stratigraphic equivalent of 100' below 16,503' TVD as found on the Baker Hughes Multiple Propagation Resistivity Gamma Ray Log for True Vertical Depth in the OCS-G 23920 Well #1.

(The above described lands hereinafter referred to as the "**Assigned Lands**".)

TO HAVE AND TO HOLD said interest unto Assignee, its successors and assigns, forever, subject to the terms and provisions of the Lease.

1. It is understood and agreed by the parties hereto that this Partial Assignment of Operating Rights (this "Assignment") in the Assigned Lands of the Lease is made subject to and under, with and upon the assumption of the obligations by Assignee, to the extent and as they apply or relate to the Assigned Lands, of the following:



# EXAMPLE CONT...

## MMS APPROVAL OF ASSIGNMENT



### United States Department of the Interior

#### MINERALS MANAGEMENT SERVICE

Gulf of Mexico OCS Region  
1201 Elmwood Park Boulevard  
New Orleans, Louisiana 70123-2394



In Reply Refer To: OCS-G 9637

#### Instrument:

Filed: November 9, 2005  
Executed: November 4, 2005  
Approved: February 23, 2006  
Effective: November 29, 2004

Chevron U.S.A. Inc.  
Assignor

Bois d'Arc Offshore Ltd.  
Assignee

#### ACTION: ASSIGNMENT OF OPERATING RIGHTS APPROVED

Oil and Gas

This assignment does not affect record title interest. The approval of this assignment is restricted to operating rights only, and by virtue of this approval, the Assignee is subject to, and shall fully comply with, all applicable regulations now or to be issued under the Outer Continental Shelf Lands Act, as amended. Notwithstanding any agreement between the Assignor and Assignee, the parties remain subject to the liability provisions of the Minerals Management Service regulations codified at 30 CFR 256.62(e).

Assignor assigned unto Assignee 100% interest in the operating rights described below. Operating rights are now held as follows:

OCS-G 9637 NW1/4NW1/4NW1/4; E1/2NW1/4NW1/4; NE1/4NW1/4; NW1/4NW1/4NE1/4 of Block 38, South Timbalier Area, limited to depths from **12,000' TVDSS** down to the stratigraphic equivalent of 100' below 16,503' TVD as found on the Baker Hughes Multiple Propagation Resistivity Gamma Ray Log for True Vertical Depth in the OCS-G 23920 Well #1.

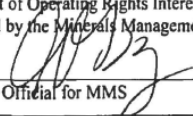

Bois d'Arc Offshore Ltd.

100%

*Steve A. Washburn*

# EXAMPLE CONT...

## ASSIGNMENT OF OPERATING RIGHTS

<b>U. S. Department of the Interior</b> <b>Minerals Management Service</b>	<div style="border: 1px solid black; padding: 5px; display: inline-block;"><b>RECEIVED</b> <b>AUG 27 2010</b> ADJUDICATION UNIT MS 5421</div>	<b>OMB Control Number:</b> 1010-0006 <b>OMB Approval Expires:</b> 05/31/2010 <b>OCS-G</b> 9637 <b>Lease No.</b> May 1, 1988 <b>Lease Effective Date</b>
<b>ASSIGNMENT OF OPERATING RIGHTS INTEREST IN FEDERAL OCS OIL AND GAS LEASE</b>		
<hr/> <b>Part A: Assignment</b> <hr/>		
<b>Legal Description of the Operating Rights Assigned:</b> NW/4 NW/4 NW/4; E/2 NW/4 NW/4; NE/4 NW/4; NW/4 NW/4 NE/4 of Block 38, South Timbalier Area, limited to depths from <b>12,000' TVD</b> down to 16,603' TVD.		
<b>Assignor(s) does hereby sell, assign, transfer, and convey unto Assignee(s) the following undivided right, title, and interest:</b>		
<b>Insert name and Company number of each Assignor and Assignee.</b>		
<b>Assignor:</b>  Stone Energy Offshore, L.L.C. (GOM Company No. 03065)	<b>Percentage Interest Conveyed</b>  2.00000%	
<b>Assignee:</b> Arthur J. Pasmaz (GOM Company No. 02099)	<b>Percentage Interest Received</b> 2.00000%	
<p>The approval of this assignment is restricted to operating rights only. This assignment does not affect record title interest.</p> <p><input checked="" type="checkbox"/> Exhibit "A," which sets forth other provisions between Assignor(s) and Assignee(s), is attached to and made a part of this assignment</p>		
<hr/> <b>For MMS Use only – Do Not Type Below This Line</b> <hr/>		
<p>This Assignment of Operating Rights Interest has been filed as of the date stamped on this document and hereby approved by the Minerals Management Service on the date below.</p>		
By  Authorized Official for MMS	<b>Supervisor, Adjudication Unit</b> Title	9/17/10 Approval Date 
<small>Paperwork Reduction Act of 1995 (PRA) Statement: The PRA (44 U.S.C. 3501 et seq.) requires us to inform you that we collect this information to use in the adjudication process involved in leasing and lease operations. The MMS uses the information to track ownership of leases in the Federal OCS. Responses are</small>		

# EXAMPLE CONT...

## SERIAL REGISTER PAGE

Date 09-NOV-2010  
Page 5

Serial Register Page

OCS-G09637  
Current Status PROD Central Gulf of Mexico Sale# 113 Sale Date MAR 30, 1988

17-SEP-2010 ✓ Operating Rights interest is now held as follows, effective 11/29/2004:

NW1/4NW1/4NW1/4; E1/2NW1/4NW1/4; NE1/4NW1/4; NW1/4NW1/4NE1/4 of  
Block 38, South Timbalier Area, limited to depths from 12,000' TVD down to 16,603' TVD.

Stone Energy Offshore, L.L.C. 98.00000 %  
Arthur J. Pamas (individual) 2.00000 %

17-SEP-2010 Arthur J. Pamas (individual) designates Stone Energy Corporation as operator.  
NW/4NW/4NW/4; E/2NW/4NW/4; NE/4NW/4; NW/4NW/4NE/4 of Block 38, South Timbalier Area from 12000' to 16603'  
TVD.

17-SEP-2010 Stone Energy Offshore, L.L.C. designates Stone Energy Corporation as operator.  
NW/4NW/4NW/4; E/2NW/4NW/4; NE/4NW/4; NW/4NW/4NE/4 of Block 38, South Timbalier Area from 12000 to 16603' TVD.

# EXAMPLE CONT...

## ASSIGNMENT OF OPERATING RIGHTS

U. S. Department of the Interior  
Minerals Management Service

OMB Control Number: 1010-0006  
OMB Approval Expires: 05/31/2010

OCS-G 9637  
Lease No.  
May 1, 1988  
Lease Effective Date

### ASSIGNMENT OF OPERATING RIGHTS INTEREST IN FEDERAL OCS OIL AND GAS LEASE

#### Part A: Assignment

##### Legal Description of the Operating Rights Assigned:

NW/4NW/4NW/4; E/2NW/4NW/4; NE/4NW/4; NW/4NW/4NE/4 of Block 38, South  
Timbalier Area, limited to depths from 12,000' TVD down to 16,603' TVD.

Assignor(s) does hereby sell, assign, transfer, and convey unto Assignee(s) the following undivided  
right, title, and interest:

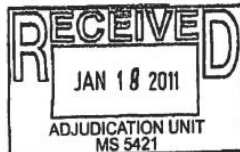
Insert name and Company number of each Assignor and Assignee.

Assignor:  
Arthur J. Pasmaz (02099)

Percentage Interest Conveyed  
2.00000%

Assignee:  
Tenkay Resources, Inc. (02075)

Percentage Interest Received  
2.00000%



The approval of this assignment is restricted to operating rights only. This assignment does not affect  
record title interest.

☒ Exhibit "A," which sets forth other provisions between Assignor(s) and Assignee(s), is attached to and  
made a part of this assignment

For MMS Use only – Do Not Type Below This Line

This Assignment of Operating Rights Interest has been filed as of the date stamped on this document and  
hereby approved by the Minerals Management Service on the date below.

By   
Authorized Official for MMS

Supervisor, Adjudication Unit  
Title

FEB 02 2011  
Approval Date

5811

Paperwork Reduction Act of 1995 (PRA) Statement: The PRA (44 U.S.C. 3501 et seq.) requires us to inform you that we collect this information to use in the  
adjudication process involved in leasing and lease operations. The MMS uses the information to track ownership of leases in the Federal OCS. Responses are  
mandatory (43 U.S.C. 1334). Proprietary data are covered under 30 CFR 250.197. An agency may not conduct or sponsor, and a person is not required to  
respond to, a collection of information unless it displays a currently valid OMB Control Number. Public reporting burden of this form is estimated to average 10

# EXAMPLE CONT...

## SERIAL REGISTER PAGE

Serial Register Page		Date
		02-FEB-2011
		Page 5
OCS-G09637		
Current Status	PROD	
	Central Gulf of Mexico	
	Sale# 113	
	Sale Date	MAR 30, 1988
17-SEP-2010	Operating Rights interest is now held as follows, effective 11/29/2004:	
	NW1/4NW1/4NW1/4; E1/2NW1/4NW1/4; NE1/4NW1/4; NW1/4NW1/4NE1/4 of Block 38, South Timbalier Area, limited to depths from 12,000' TVD down to 16,603' TVD.	
	Stone Energy Offshore, L.L.C.	98.00000 %
	Arthur J. Pamas (individual)	2.00000 %
17-SEP-2010	Arthur J. Pamas (individual) designates Stone Energy Corporation as operator.	
	NW/4NW/4NW/4; E/2NW/4NW/4; NE/4NW/4; NW/4NW/4NE/4 of Block 38, South Timbalier Area from 12000' to 16603' TVD.	
17-SEP-2010	Stone Energy Offshore, L.L.C. designates Stone Energy Corporation as operator.	
	NW/4NW/4NW/4; E/2NW/4NW/4; NE/4NW/4; NW/4NW/4NE/4 of Block 38, South Timbalier Area from 12000 to 16603' TVD.	
02-FEB-2011	✓ Operating Rights interest is now held as follows, effective 08/01/2010:	
	NW1/4NW1/4NW1/4; E1/2NW1/4NW1/4; NE1/4NW1/4; NW1/4NW1/4NE1/4 of Block 38, South Timbalier Area, limited to depths from 12,000' TVD down to 16,603' TVD.	
	Stone Energy Offshore, L.L.C.	98.00000 %
	Tenkay Resources, Inc.	2.00000 %
02-FEB-2011	Tenkay Resources, Inc. designates Stone Energy Corporation as operator.	
	NW1/4NW1/4NW1/4; E1/2NW1/4NW1/4; NE1/4NW1/4; NW1/4NW1/4NE1/4 of Block 38, South Timbalier Area from 12000 to 16603' TVD.	

# EXAMPLE CONT...

## ACT OF CORRECTION



### United States Department of the Interior

#### BUREAU OF OCEAN ENERGY MANAGEMENT

Gulf of Mexico OCS Region  
1201 Elmwood Park Boulevard  
New Orleans, LA 70123-2394

In Reply Refer To: MS 5421  
OCS-G 9637

March 27, 2012

#### ACTION

#### APPROVAL OF ACT OF CORRECTION AND STIPULATION OF INTEREST

On August 27, 2010, an Operating Rights (OR) Assignment was filed with the Minerals Management Service ("MMS"), currently the Bureau of Ocean Energy Management ("BOEM"), whereby Stone Energy Offshore, L.L.C. assigned a 2% interest to Arthur J. Pasmias in an OR tract on the subject lease. This Assignment was approved by the MMS on September 17, 2010.

On January 18, 2011, an Operating Rights Assignment was filed with the Bureau of Ocean Energy Management ("BOEM"), whereby Arthur J. Pasmias assigned a 2% interest to Tenkay Resources, Inc. in an OR tract on the subject lease. This Assignment was approved by the BOEM on February 2, 2011.

Subsequent review of the records of this lease indicates that the two (2) aforementioned OR Assignments were approved in error, as they contain an incorrect depth description.

On March 7, 2012, Stone Energy Offshore, L.L.C. submitted a fully executed Act of Correction and Stipulation of Interest correcting the two (2) assignments listed above and stipulating that Stone Energy Offshore, L.L.C. and Tenkay Resources, Inc. own the OR tract defined as:

NW/4 NW/4 NW/4; E/2 NW/4 NW/4, NE/4 NW/4; NW/4 NW/4 NE/4 of Block  
38, South Timbalier Area, limited to depths from **12,100' TVD** down to 16,603' TVD.

As a result of said Act of Correction and Stipulation of Interest, the OR tract defined above is owned as follows:

Stone Energy Offshore, L.L.C. 98%  
Tenkay Resources, Inc. 2%

*Charlene Signorelli*  
Charlene Signorelli  
Acting Adjudication Supervisor  
Leasing and Plans

Enclosure

Co: Stone Energy Offshore, L.L.C.

# EXAMPLE CONT...

## ASSIGNMENT OF OPERATING RIGHTS



### United States Department of the Interior

BUREAU OF OCEAN ENERGY  
MANAGEMENT, REGULATION AND ENFORCEMENT

Gulf of Mexico OCS Region  
1201 Elmwood Park Boulevard  
New Orleans, Louisiana 70123-2394

ACTION CORRECTED ON:

AUG 30 2011

CRJ

In Reply Refer To: OCS-G 9637

Filed:	November 9, 2005
Executed:	November 4, 2005
Approved:	February 23, 2006
Effective:	November 29, 2004

Chevron U.S.A. Inc., Assignor

Bois d'Arc Offshore Ltd., Assignee

**ACTION: ASSIGNMENT OF OPERATING RIGHTS APPROVED**

Oil and Gas

This Assignment does not affect record title interest. The approval of this assignment is restricted to Operating Rights only and by virtue of this approval, the Assignee is subject to and shall fully comply with all applicable regulations now or to be issued under the Outer Continental Shelf Lands Act, as amended. Notwithstanding any agreement between the Assignor and Assignee, the parties remain subject to the liability provisions of the Minerals Management Service Regulations codified at 30 CFR 256.62(e).

Assignor assigned unto Assignee 100% interest in the Operating Rights described below. Operating Rights are now held as follows:

OCS-G 9637 NW/4NW/4NW/4; E/2NW/4NW/4; NE/4NW/4; NW/4NW/4NE/4 of Block 38, South Timbalier Area, limited to depths from **12,100' TVDSS** down to the stratigraphic equivalent of 100' below 16,503' TVD as found on the Baker Hughes Multiple Propagation Resistivity Gamma Ray Log for True Vertical Depth in the OCS-G 23920 Well #1.

Bois d'Arc Offshore Ltd.

100%

for *Susan B. Hopper*  
Ann H. Glazner  
Supervisor, Adjudication Unit  
Leasing and Environment

cc: Assignor  
Assignee  
Case File

# USEFUL LINKS

- OCSBBS
- Public Information Data System
  - Required & Non-required filings
- Serial Register Page
- BOEM FORMS
- BSEE FORMS
- BOEM Fees for Services





# QUESTIONS?

