

Multi-Property, Multi-Owner Projects – Aggregating Property Interests

Presented by
Michael Sherman

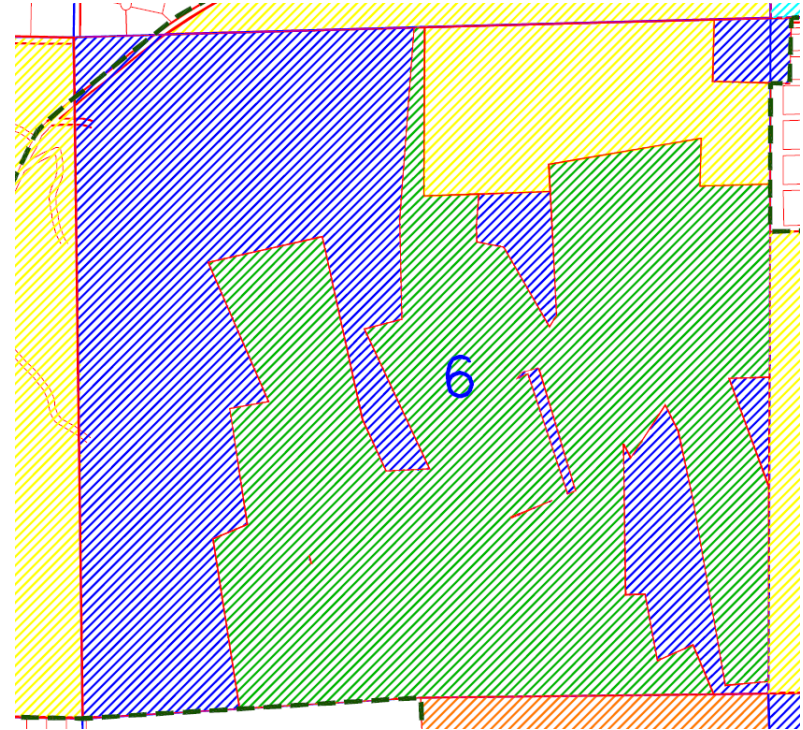
AMA Spring Convention: Mineral Property Agreements-101

Bringing It All Together

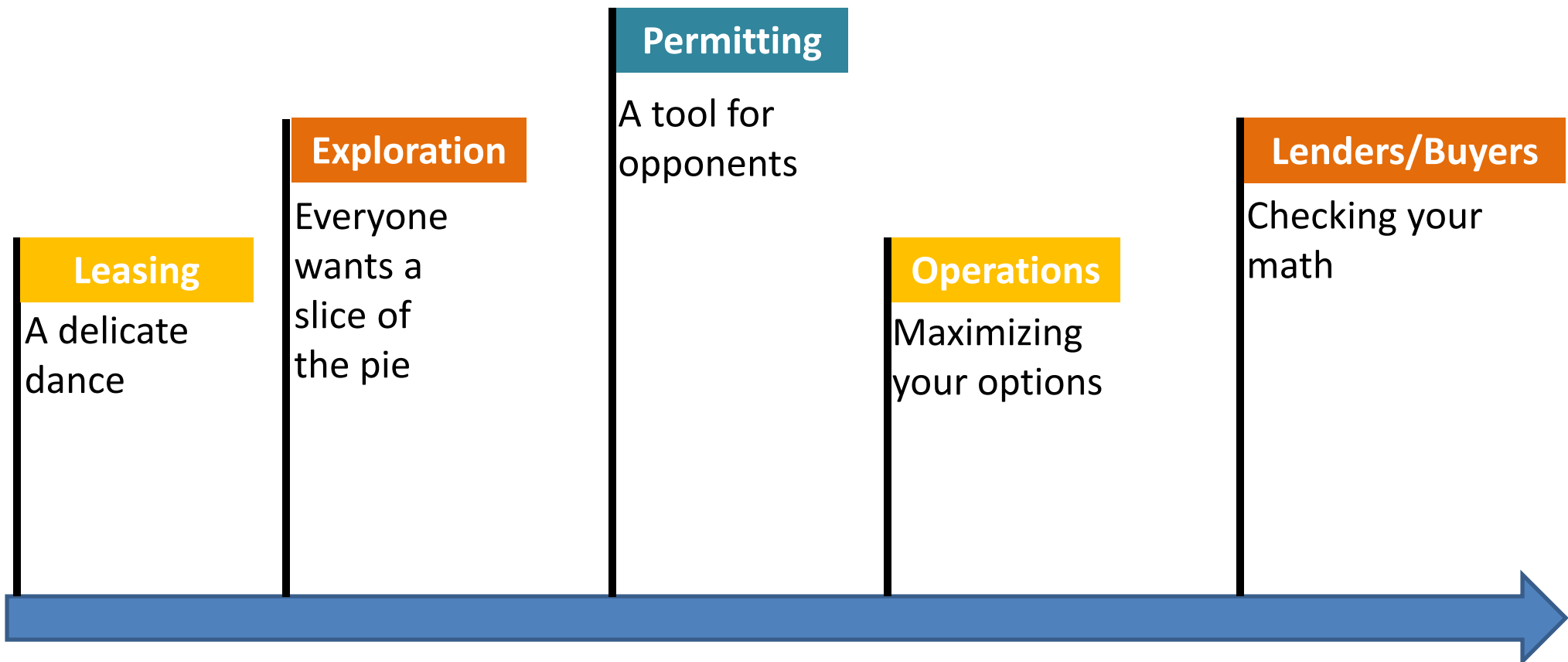
① Sharing Access

② Cross-mining

③ Commingling

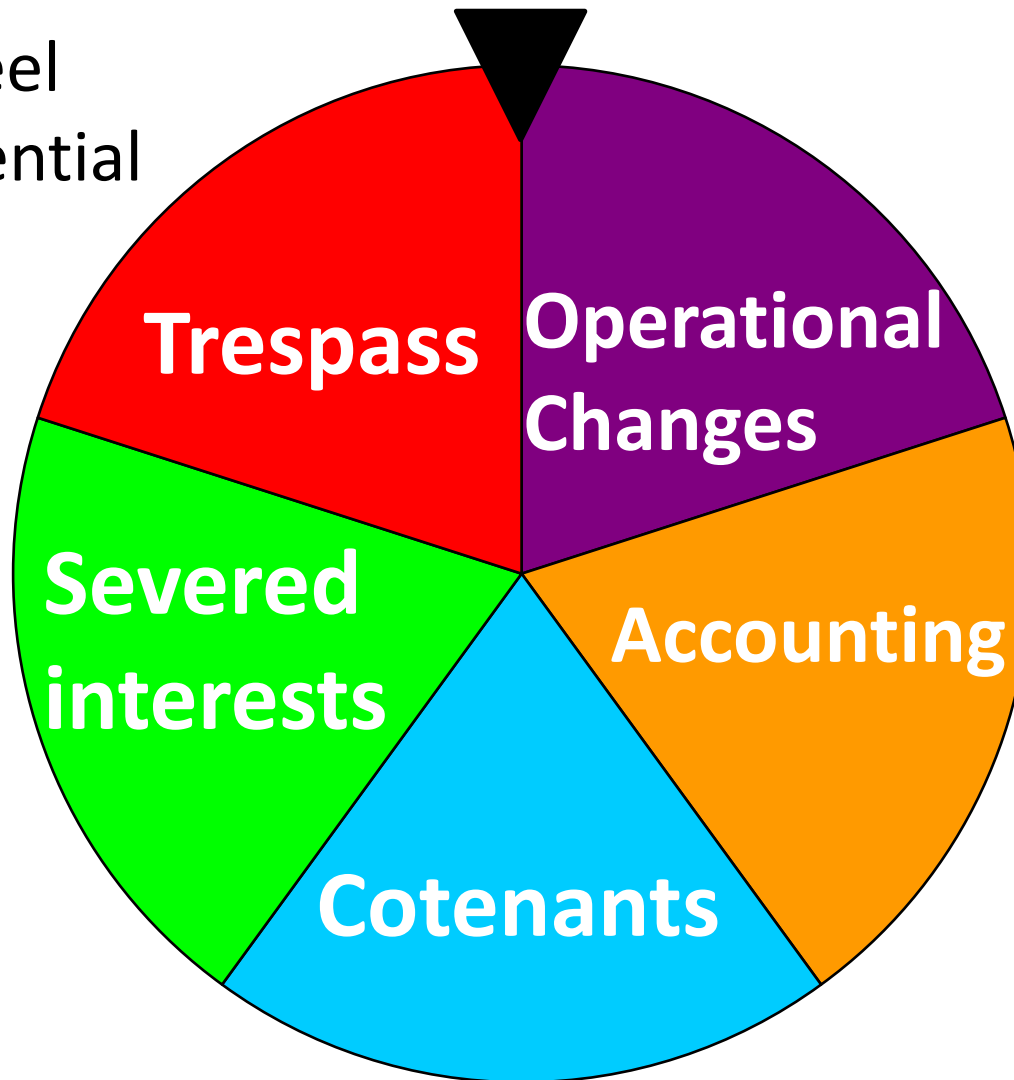


The 3 Ws: the When (Hint: Always)



The Why and Who: Project Killers to Minor Annoyances

Spin the wheel
for your potential
problem



Sharing Access – So Simple, But Not

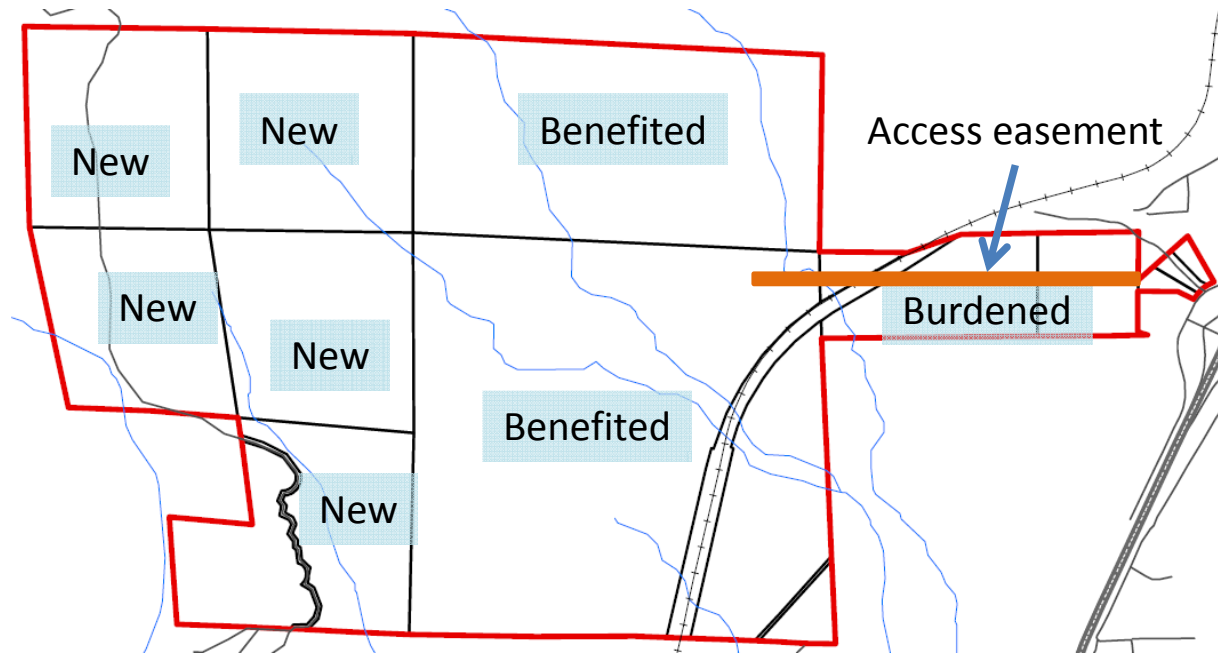
ease•ment

/ˈēzmənt/

noun

A right in the owner of one parcel of land to use the land of another for a special purpose...

Sharing Access – Not *Your* Benefit

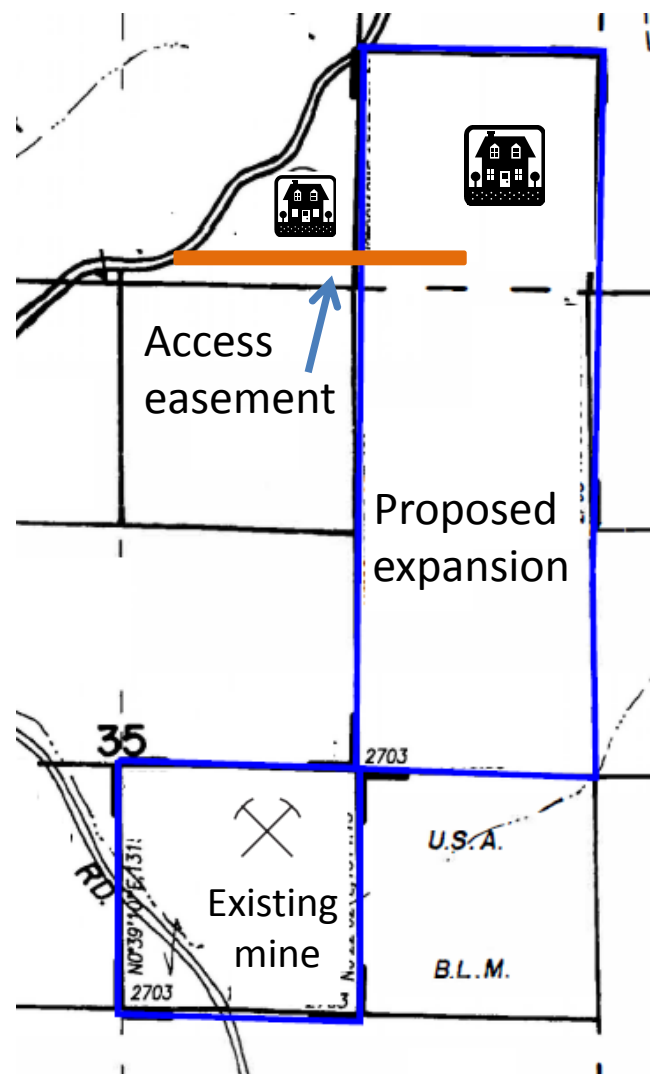


What parcel(s) benefit from the easement?

Sharing Access – What's Mine Is Yours?

Scope of Purpose:

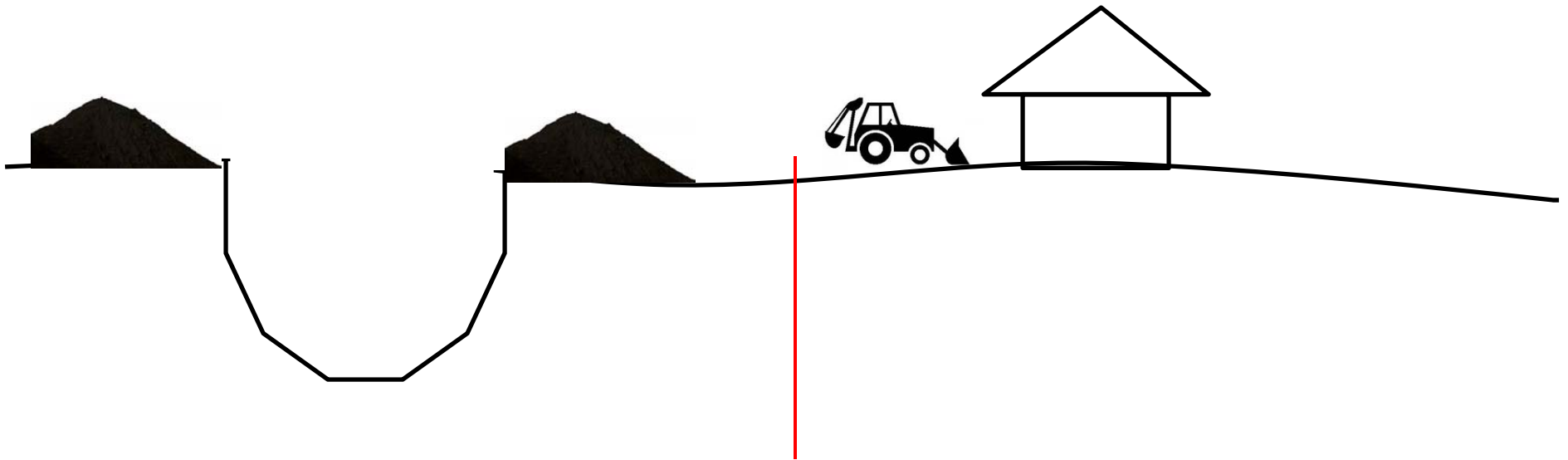
An issue of
type of use
and
intensity



Cross-Mining – Easy as 1-2-3

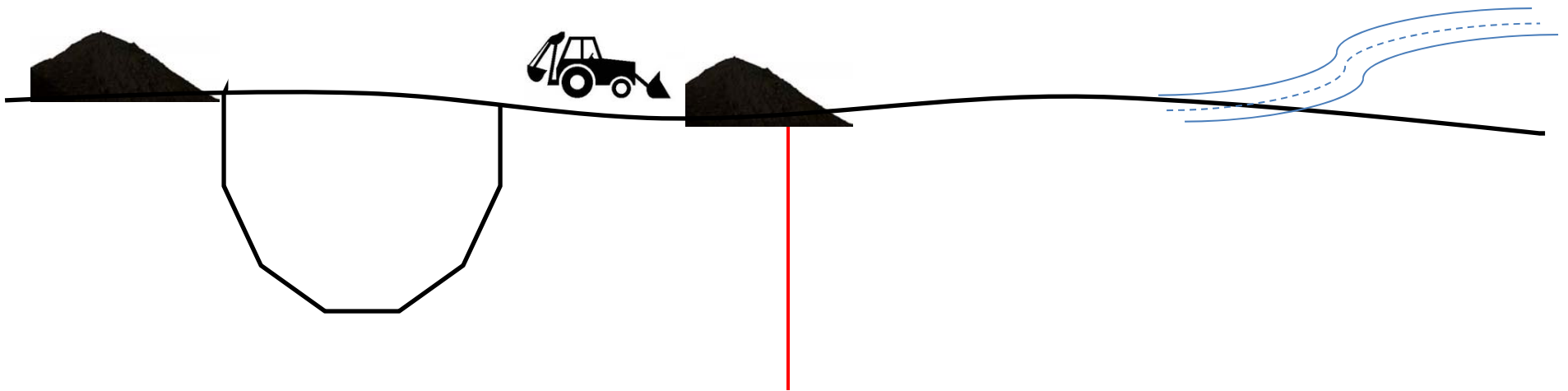
①

Use Blackacre to **support mining** of Whiteacre?



Cross-Mining – Easy as 1-2-3

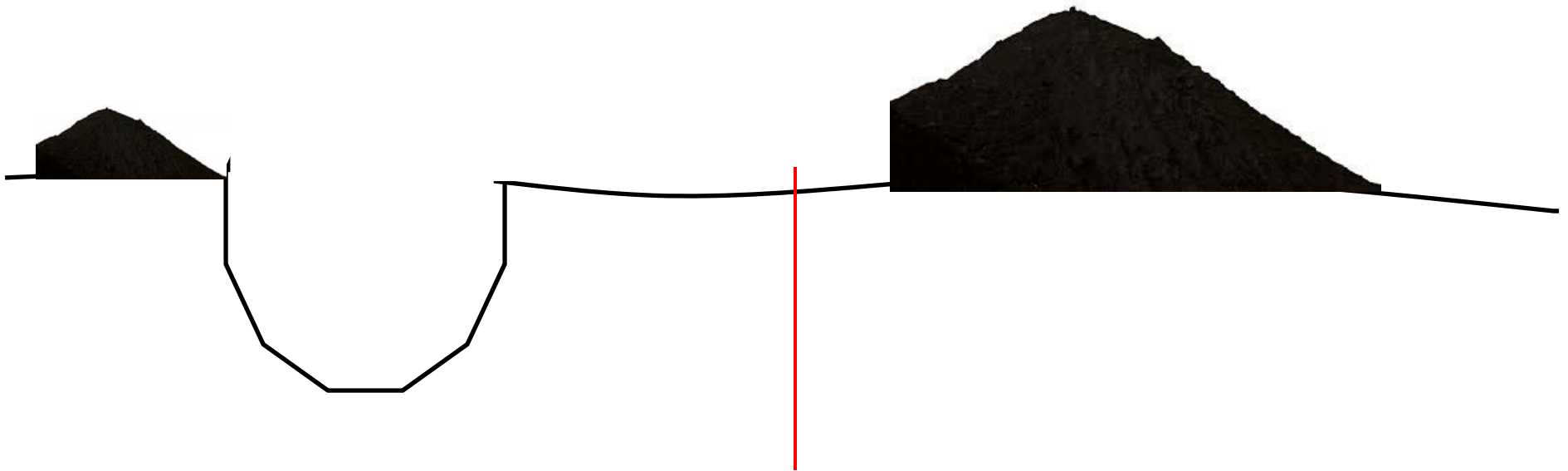
② Use material from Blackacre to construct on Whiteacre?



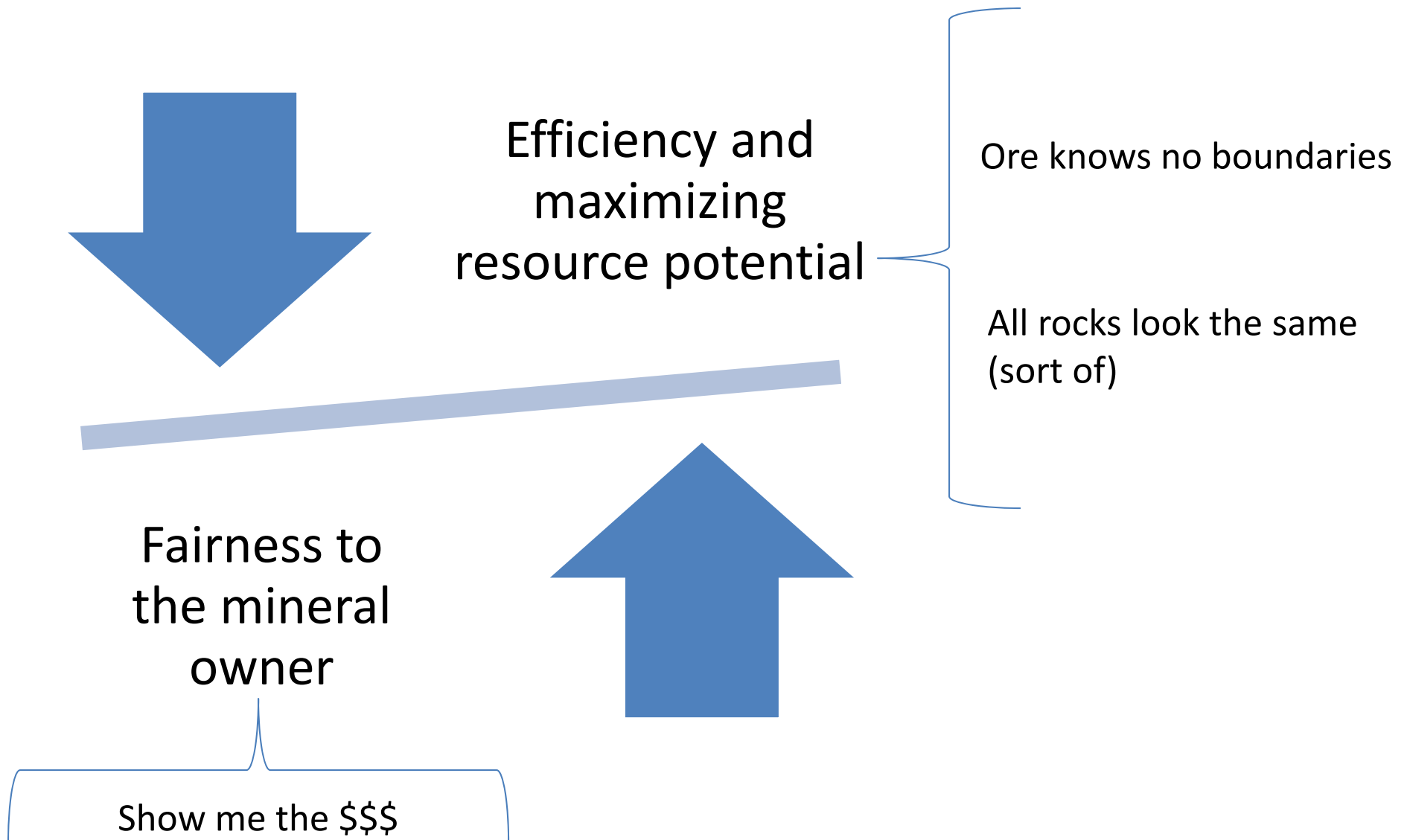
Cross-Mining – Easy as 1-2-3

③

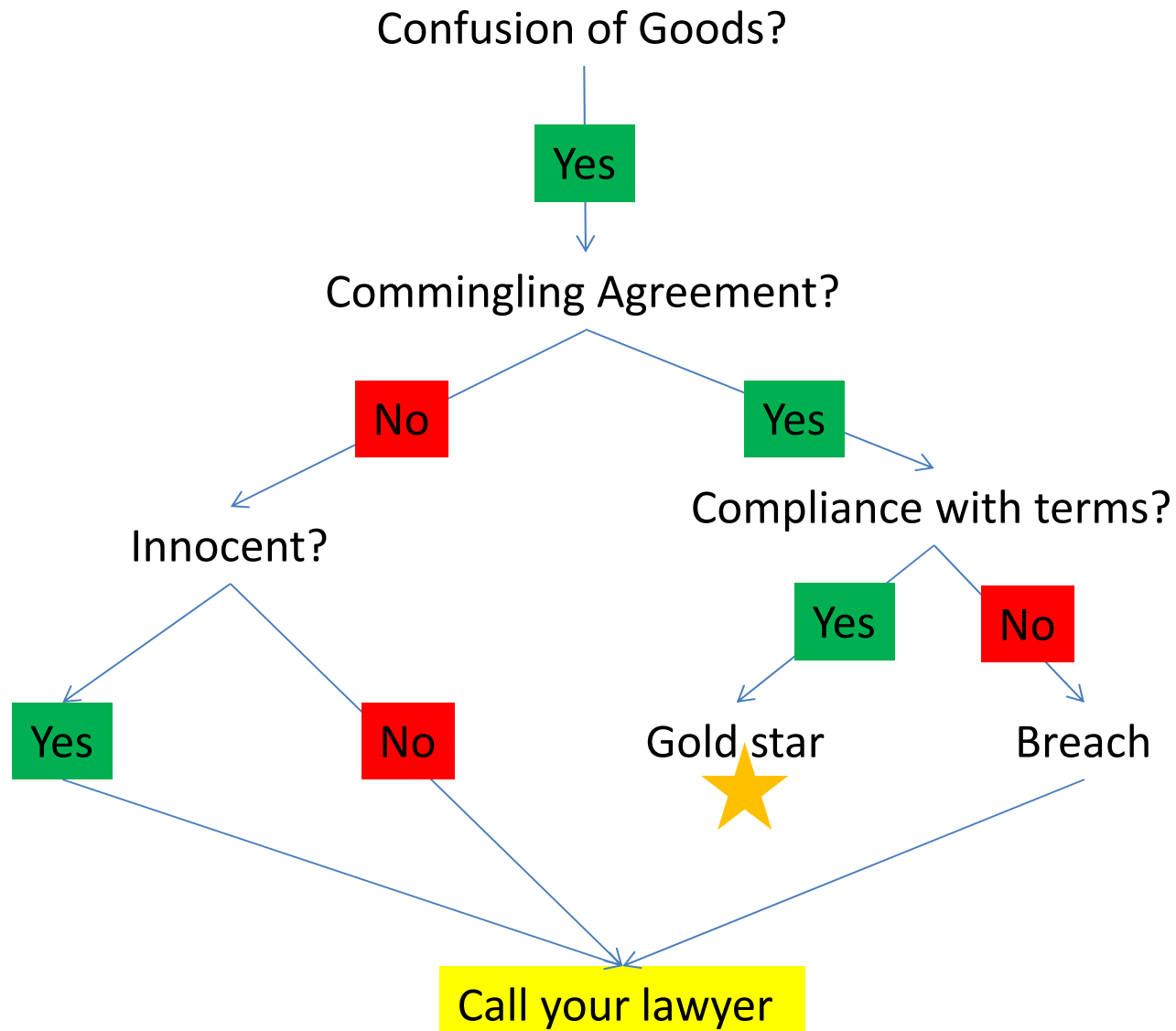
Dispose/store materials from Blackacre on Whiteacre?



Commingling – a Sensitive Subject



Commingling – the Basics



Commingling – the Heart of the Matter

No two commingling agreements are the same

✓ Sampling

✓ Retaining results

✓ Weighing

✓ Audit Rights

✓ Timing

✓ Dispute resolution

Commingling – the Right Team

The Accountant: math, money, spreadsheets, etc.

The Mine Engineer:
knows mining is more
than just digging

The Geologist: can see through dirt

The Lawyer: fine print and legalese

Questions?

Michael Sherman

michael.sherman@stoel.com

(916) 319-4792