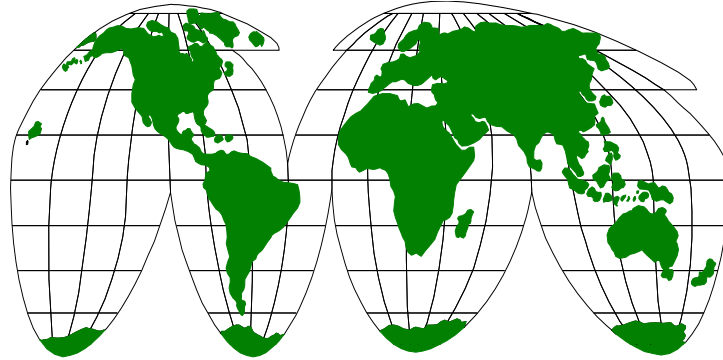


# **PETRU CORPORATION**

## **A FULL SERVICE LAND COMPANY**

Timothy B. Truwe  
Registered Professional Landman  
Registered Environmental Assessor



Serving the needs of the

Title and title insurance companies;  
oil, gas, mineral, geothermal, wind, solar, mining, environmental,  
and right-of-way industries; legal, engineering, subdivision, developers,  
and land planning professions; government; lending and trust institutions;  
water purveyors; utilities; real estate companies;  
the individual and business communities.

### **THE COMPANY**

Petru Corporation is a consulting company offering a full line of land services. The Company is based in Santa Paula, California and incorporated in 1986. The staff has extensive experience in the above listed fields and offers its services throughout the United States with a special focus on California and the Pacific Northwest.

Petru Corporation has performed title searches, examinations and write-ups for various title insurance companies and their underwriters, for their issuance of title insurance policies on complex multi-million dollar projects.

Petru Corporation maintains a large data base of land title records for a majority of the counties in California. This enables the Company to perform title work in a majority of counties without leaving its office. This provides Petru's clients with cost and time efficiency.

Petru Corporation has been retained to act as expert witness in litigation involving title, title insurance, water rights, subdivisions of land and oil and gas related matters, and has prepared narratives relative hereto for court proceedings.

Petru Corporation has provided its services on a wide variety of projects, including: railroads (including Rails To Trails), water rights, industrial/commercial, natural resources, green energy, rights of way, easements, leasehold estates, agricultural land, subdivisions, mining, offshore petroleum leases and road widening and abandonments. The Company has managed title, land and oil/gas projects ranging from as small as one acre of land, up to more than one million acres of land.

Petru Corporation has planned land subdivisions, performed regulatory processing of land subdivisions and lot line adjustments and performed legal lot determinations under the Subdivision Map Act and local ordinance.

Petru Corporation performs regulatory (permit) consulting on projects including, but not limited to agricultural projects, business and building expansions and oil, gas, mineral, wind, solar and geothermal projects. Petru Corporation maintains a good rapport with local, state and federal governmental agencies.

Petru Corporation has acted as an outside or satellite land department for various petroleum and geothermal exploration and production companies, providing title searches, drillsite title reports, lease negotiations, managing land/lease records, joint ventures, acquisitions/divestitures, land availability checks, rights of way and permitting. This covers both onshore and offshore on private and federal/state lands.

Petru Corporation works in conjunction with other industry professions and companies to provide a full complement of services beyond those traditionally offered. Such professional companies include: geophysicists, attorneys specializing in oil and gas and real estate, environmental consultants, geologists, title insurance companies, surveyors, engineers and draftsmen.

Petru Corporation has provided its services to major and independent oil, gas, mineral and geothermal companies, solar and wind companies, title insurance companies, attorneys, California Department of Justice, U.S. Department of Defense, U.S. Department of Justice, local governmental agencies, water purveyors, developers, individual land owners and may others.

## PARTIAL LIST OF SERVICES

Title Searching, Title Examining & Title Curative, including: fee, oil gas & minerals, geothermal, leasehold, royalties, rights of way, easements, roads, railroads, water rights, subdivisions, legal lot determinations, commercial, industrial & special projects, and drillsites	AutoCAD mapping & map drafting, including land/lease maps
Title engineering, including: property legal descriptions, plot easements, draft land maps / AutoCAD	Special title research, including: water rights special projects
Oil, gas, mineral lease negotiations	Environmental services & studies
Petroleum, geothermal, mining, wind and solar land consulting	Right-of-way acquisitions & titles
Contract & document prep & negotiations	Planning, zoning & land use
Regulatory compliance, including: permitting all governmental agencies	Bureau of Land Management records searches
Land use planning	State Land Commission record searches
Property historical use searches	Bureau of Ocean Energy Management, Regulation and Enforcement record searches
Legal lot determinations	Bureau of Indian Affairs record searches
Preparation of title chains from patent to present	Parcel Map/Subdivision Map & lot line adjustment
Land & lease records processing & administration	Negotiate joint ventures
	Due diligence studies
	Acquisitions & Divestitures
	Expert witness
	Water Rights

## OUR TEAM

**Tim Truwe, President and Chief Financial Officer** of Petru Corporation, started his career in 1973 in the title, resource and regulatory industries. His career includes employment at Tigor Title Insurance Company (now Chicago Title Co.) as Title Searcher, Title Officer and Title Engineer. Additionally, he worked at Ogle Petroleum Inc., as Assistant Land Manager in the Land/Legal Department. His responsibilities at Ogle included both onshore and offshore assets and the technical and administrative oversight of several thousand parcels of land in excess of one million acres. Tim is a Registered Professional Landman (#23542) and a Registered Environmental Assessor (#03206).

**Elizabeth Truwe, Corporate Secretary**, of Petru Corporation, with background in real estate, petroleum land work and business administration. She has been with Petru Corporation since 2001, performing corporate duties, land administration, title work and special projects.

**George Truwe, Retired**, served Petru Corporation for fifteen years with his outstanding abilities. Always willing to take on the hard jobs and devoting his full efforts to their successful completion. A wonderful man, and a devoted employee. We thank him.

**Ken Sammis, Title Specialist/Landman**, began his career in the title, land and petroleum fields in 1975. His jobs include assignments with title insurance companies as a long order commercial/industrial and oil and gas title officer, county manager of a title insurance company, regional title consultant with Southern Pacific Railroad Company and Landman responsibilities with various independent and major oil and gas companies.

**Cathie Feeney, Petroleum Consulting & Accounting**, has worked in petroleum consulting, bookkeeping and accounting since 1990. Cathie has additional experience in computer generated geological maps, logs and well data and has owned and run her own bookkeeping/accounting and computer consulting businesses.

**Jerry Yontz, Title Consultant/Title Examiner**, has diverse experience in the title business since 1972. He has done extensive work in complex commercial transactions, fee interests, water rights, oil and gas leaseholds, mineral rights, patented and unpatented mining claims, geothermal and easements. He has worked closely with regional and national underwriters in obtaining approval for the issuance of various CLTA/ALTA Title Insurance Policies and Endorsements.

**Matthew Steele, Regulatory Consultant/Landman**, began his career in the oil and gas industry in 1980. He has diverse experience ranging from Computer Mapping and database design to Engineering Assistant, Landman and Project Manger at such companies as Unocal Corporation and Venoco, Inc. before joining the staff at Petru Corporation. Matt has extensive experience in real estate appraisal matters.

**Marcelino Arca, Title Searcher/Examiner**, has worked in the field of title work since 1994. His assignment prior to Petru Corporation was that of title searcher and examiner for Investor Title Company, searching title to properties for their issuance of title reports and title insurance policies.

**Ernest Dean Rothgarn, Title Searcher/Examiner**, has been a Senior Title Examiner and began his career in the title industry in 1981. He has worked for many of the top title companies in California, including First American, Safeco, Tigor, Chicago Title, Commonwealth, Stewart Title, Old Republic and Fidelity, among others. He has extensive experience with projects in Los Angeles, Ventura, Orange, Riverside, San Bernardino and San Diego counties. He is a former Realtor, and has studied Architecture and Real Estate Law.

## PARTIAL LIST OF CLIENTS

Anschutz Corporation  
ARCO Oil & Gas Company  
Arnold, Bleuel, LaRochelle,  
Mathews & Zirbel \*  
Bright & Brown \*  
Burke, Williams & Sorensen \*  
ChevronTexaco  
Chicago Title Company  
City of La Habra  
City of San Buenaventura  
City of Santa Barbara  
Commonwealth Land Title Company  
County of Santa Barbara  
County of Ventura  
Day, Carter & Murphy LLP \*  
Downey, Brand, Seymour, Rohwer \*  
ExxonMobil  
First American Title Company  
Gibson, Dunn & Crutcher \*  
Land America  
Lloyd Management  
Matrix Oil Corp.

Nordman, Cormany, Hair & Compton \*  
Northrop Grumman  
O'Melveny & Meyers \*  
Pacific Gas & Electric Co. (PG&E)  
Plains Exploration & Production Company  
Pomona Valley Protective Association  
RRM Design Group  
Santa Barbara Bank & Trust  
Schroeder, Comis, Nelson & Kahn \*  
Seneca Resources Corporation  
State of California  
Department of Justice, Attorney General  
Stewart Title Company  
The Gas Company  
Torch Operating Company  
U.S. Department of Defense, Department of  
the Army, Corps of Engineers  
United Water Conservation District  
Venoco, Inc.  
Ventura County Transportation Commission  
Wojkowski & McNulty, LLP \*

\* Attorneys at law

## CONCLUSION

Regardless of the size or complexity, each project receives the benefit of the Company's years in business and the expertise of its personnel.

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