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## **TITLE, NATURAL RESOURCES & LAND EXPERTS**

### **TIMOTHY B. TRUWE**

Registered Professional Landman

Registered Environmental Property Assessor

#### *Serving the needs of the*

Title and title insurance industry;  
oil, gas, mineral, geothermal, wind, solar and mining industries;  
legal, engineering, developers, subdividers and land planning professions;  
government; lending and trust institutions; railroads;  
water purveyors; utilities; real estate companies; right-of-way industry;  
and 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 Nevada.

Petru Corporation and its unique services have been featured on the television program *Enterprises*, aired on FOX Business Network, hosted by football Hall of Fame quarterback Terry Bradshaw, also in the publication "*Black Gold in California, the Story of the California Petroleum Industry*" and the publication "Corporate America". Visit our website to view these features.

Petru Corporation has performed title searches, examinations and written reports for various title insurance companies and their underwriters, for their issuance of title insurance policies on complex multi-million dollar projects. Petru also provides services to assist the Claims departments of title insurance companies. Our team of title experts can handle the most complex and involved title issues. We are staffed with expert personnel who have been trained and have worked in the title insurance industry.

Petru Corporation maintains a large data base of land title records for a majority of the counties in California. 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 developments, natural resources, green energy, rights of way, easements, leasehold estates, agricultural land, subdivisions, mining, offshore petroleum leases, asset identification, foreclosures of liens on properties/interests, bankruptcies, land fraud transactions, Subdivision Map Act matters, clearing land titles of unwanted matters or conflicting uses, 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 oil, gas, mineral, wind, solar and geothermal projects, agricultural projects, and business and building expansions. Petru has obtained Conditional Use Permits (CUPs), Special Use Permits (SUPs) and Zoning Clearances for various projects. Petru has also worked with and/or obtained permits from many other governmental agencies for various projects, including the Fire Department, Air Pollution Control District, Environmental Health, Building & Safety Department, Flood Control, Grading Department, Army Corps of Engineers, Regional Water Quality Control Board, Department of Water Resources, Forest Service, Fish & Wildlife, Fish & Game and the Bureau of Land Management. 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 and engineers.

Petru Corporation has provided its services to major and independent oil, gas, mineral, geothermal and mining 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 and corporate land and mineral owners and may others.

## PARTIAL LIST OF SERVICES

Title Searching, Title Examining & Title Curative, including:  
fee, oil, gas, minerals, mining,  
geothermal, leasehold, royalties, rights  
of way, easements, roads, railroads,  
water rights, subdivisions,  
commercial/industrial, special projects  
and drillsites

Title claims and underwriting support (for  
the Title Insurance industry)

Title engineering, including:  
property legal descriptions,  
plot easements, draft land  
maps / AutoCAD

Special title research, including:  
water rights  
mining claims  
offshore leasehold estates  
special projects  
Rails to Trails  
foreclosure  
bankruptcy  
fraud  
asset identification

Oil, gas, mineral lease  
negotiations

Petroleum, geothermal, mining, wind and  
solar land consulting

Contract & document preparation &  
negotiations

Regulatory compliance, including:  
permitting  
all governmental agencies

Land use planning

Property historical use searches

Legal lot determinations

Parcel Map/Subdivision Map & lot line  
adjustment

Preparation of title chains from patent to  
present

Land & lease records processing &  
administration

AutoCAD mapping & map drafting,  
including land/lease maps

Environmental services & studies

Right-of-way acquisitions & titles

Planning, zoning & land use

Bureau of Land Management records  
searches

State Land Commission record searches

Bureau of Ocean Energy Management,  
Regulation and Enforcement record  
searches

Bureau of Indian Affairs record searches

Negotiate joint ventures

Due diligence studies

Acquisitions & Divestitures

Expert witness

Water Rights

## KEY EMPLOYEES

**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 and training at Ticor 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 and leases in excess of one million acres. Tim is a Registered Professional Landman (#23542) and a Registered Environmental Property Assessor (#569045).

**Elizabeth Truwe, Vice-President/Corporate Secretary** of Petru Corporation, has a background in law, real estate, petroleum land work and business administration. She has been with Petru Corporation since 2001, performing her corporate responsibilities, real estate and energy work. Elizabeth holds a Juris Doctorate in Corporate Law and Undergraduate in Criminal Law and an Associate in Arts Degree in the field of Business.

**George Truwe, Deceased**, 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, Executive Assistant, Landman & Bookkeeper**, 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. She also performs title searching and energy land work.

**Marcelino Arca, Title Searcher/Examiner and Landman**, 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.

## PARTIAL LIST OF CURRENT AND PAST CLIENTS

Anschutz Corporation  
ARCO Oil & Gas Company  
Arnold, Bleuel, LaRoche,elle,  
Mathews & Zirbel \*  
Best Best & Krieger \*  
Bracewell & Giuliani \*  
Bright & Brown \*  
Burke, Williams & Sorensen \*  
California State University, San Marcos  
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  
CSOLAR Development  
Day, Carter & Murphy LLP \*  
Downey, Brand, Seymour, Rohwer \*  
ExxonMobil  
Fidelity National Title Insurance  
First American Title Company  
Gibson, Dunn & Crutcher \*  
Lawyers Title

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  
U.S. Bankruptcy Court  
U.S. Department of Defense, Department of  
the Army, Corps of Engineers  
U.S. Department of Justice  
United Water Conservation District  
Venoco, Inc.  
Ventura County Transportation Commission  
Ventura County, District Attorney's Office  
Wojkowski & McNulty, LLP \*

\* Attorneys at law

## **PROFESSIONAL SOCIETIES / AFFILIATIONS**

American Association of Professional Landmen (AAPL)  
Los Angeles Association of Professional Landmen (LAAPL)  
Bakersfield Association of Professional Landmen (BAPL)  
California Land Title Association (CLTA)  
International Right of Way Association (IRWA)  
California Land Surveyors Association (CLSA)  
California Independent Producers Association (CIPA)  
Western States Petroleum Association (WSPA)



## **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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