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MEETING
STATE LANDS COMMISSION

ROOM 2170
STATE CAPITOL
SACRAMENTO, CALIFORNIA

ORIGINAL

WEDNESDAY, SEPTEMBER 27, 1978

10:00 A.M.

CATHLEEN SLOCUM
C.S.R. License No. 2822

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MEMBERS PRESENT

- Mr. Sid McCausland, Acting Chairperson, representing Roy M. Bell, Director of Finance, Commissioner
- Ms. Betty Jo Smith, representing Mervyn M. Dymally, Lieutenant Governor, Commissioner

MEMBERS ABSENT

- Mr. Kenneth Cory, State Controller, Chairman

STAFF PRESENT

- Mr. William Northrop, Executive Officer, State Lands Commission
- Mr. R. S. Golden, Assistant Executive Officer, State Lands Commission
- Mr. James F. Trout, Manager, Land Operations, State Lands Commission
- Mr. Robert C. Hight, Staff Counsel, State Lands Commission
- Mr. W. M. Thompson, Manager, Long Beach Operations, State Lands Commission
- Ms. Diane Jones, Secretary, State Lands Commission

ALSO PRESENT

- Jan Stevens, Assistant Attorney General

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ACTING CHAIRPERSON McCAUSLAND: The meeting of the State Lands Commission will please come to order.

Chairman Cory couldn't be with us this morning, so I am sitting in his chair. I'm Sidney McCausland, Deputy Director of Finance, and joined by Betty Jo Smith of the Lieutenant Governor's staff.

This meeting will go fairly rapidly. So if you have a desire to testify, please make certain that you've completed one of the little cards which are available I believe from the lady in the back of the room. I will go by the agenda items in rapid order if I don't realize ahead of time that you want to testify. So if you do, please fill out one of the request forms.

Are there any additions or corrections to the minutes of August 31st, 1978?

MS. SMITH: None.

ACTING CHAIRPERSON McCAUSLAND: If not, the minutes are deemed confirmed as submitted.

Report of the Executive Officer, Mr. Northrop.

EXECUTIVE OFFICER NORTHROP: Mr. Chairman, there is no report of the Executive Officer.

ACTING CHAIRPERSON McCAUSLAND: That's about the finest report you have ever given.

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1 (Laughter.)

2 EXECUTIVE OFFICER NORTHROP: That's the good news.
3 Now, the bad news is the Assistant Executive Officer has
4 a report.

5 (Laughter.)

6 ACTING CHAIRPERSON McCAUSLAND: I notice that
7 Mr. Golden's reports are getting longer and longer and now
8 he has totally usurped your time.

9 (Laughter.)

10 EXECUTIVE OFFICER NORTHROP: Yes.

11 ACTING CHAIRPERSON McCAUSLAND: Mr. Golden.

12 MR. GOLDEN: Thank you, Mr. Chairman.

13 This report summarizes and presents significant
14 accomplishments and items of concern regarding the State
15 Lands Commission staff's interaction with the Coastal
16 Commission and the San Francisco Bay Conservation and
17 Development Commission.

18 Under the Coastal Commission we have received
19 the draft EIS for Department of Interior Lease Sale 48
20 for review. Comments are due at the Resources Agency
21 on September 30. Additionally, the Port of Hueneme and
22 Port of Los Angeles Master Plans are being reviewed by
23 staff. Both plans are intended for submission to the
24 Coastal Commission pursuant to the Coastal Act of 1976.
25 Formal comments to the Resources Agency on the Port of

1 Hueneme Master Plan are due on October 30th, 1978. The
2 Port of Los Angeles Master Plan is being submitted for
3 informal review only at this time.

4 Under BCDC matters, Pickleweed Associates, in
5 my report to you last month I discussed this 92 housing
6 unit project proposed in Mill Valley, Marin County. The
7 application involves the construction of four bridges
8 which, according to maps dated 1895, 1899, and 1949 appear
9 to cross historical slough bed areas.

10 Although staff has not completed its review of
11 State titles within the project, our title investigation
12 to date indicates that the project parcel is traversed
13 by a tidal/navigable slough which has been cut off and
14 partially filled. The title evidence indicates that it
15 is likely that the State is the owner of the fee title
16 to the area within the slough bed. And based on the
17 Applicant's map, at least the two center bridges are
18 located within the slough bed. The westerly bridge may
19 also be within the slough shown by the Applicant. We have
20 no reason to believe any of the bridges will be found to
21 fall outside the slough bed after further placement review
22 by our staff.

23 We have informed BCDC staff of the above findings.
24 Based on this information, it is doubtful that the BCDC
25 permit can be approved.

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1 ACTING CHAIRPERSON McCAUSLAND: Mr. Golden.

2 MR. GOLDEN: Yes.

3 ACTING CHAIRPERSON McCAUSLAND: A few questions
4 on this particular project since you and I both serve on
5 BCDC.

6 MR. GOLDEN: Right.

7 ACTING CHAIRPERSON McCAUSLAND: This project has
8 been before the local government, the Planning Commissions
9 for approval for several years. It includes a number of
10 features that have been considered to be extremely valuable,
11 if not innovative, to those jurisdictions and quite a few
12 people in the area. Is there any circumstances under
13 which that project could be allowed to proceed and the
14 State's sovereign interest protected or mitigated?

15 MR. GOLDEN: Yes. I believe right at this
16 particular time, though, it would not be in a position to
17 be approved until this title question would be cleared up.
18 What would probably be required would be some type of an
19 exchange agreement with us before this could proceed. It
20 seems to be the indication --

21 ACTING CHAIRPERSON McCAUSLAND: So we could
22 handle this project as one similar to the land near Alviso
23 that's also --

24 MR. GOLDEN: I don't believe this is going to be
25 necessarily -- it will hold it up a little bit.

1 ACTING CHAIRPERSON McCAUSLAND: Thank you.

2 MR. GOLDEN: It's unfortunate.

3 Land dedication-acceptance by the State Lands
4 Commission. Recently, BCDC approved an application to
5 construct a house directly adjacent to the shoreline in
6 the City of Benicia. The project area includes an under-
7 water portion encumbered with the public trust. BCDC,
8 in its administration of the application and its trust
9 responsibilities, required the Applicant to permanently
10 guarantee that those areas of the Applicant's property now
11 subject to tidal action shall remain in its present natural
12 state. As indicated in the adopted and approved minutes,
13 both the BCDC staff and the Applicant agreed that the area
14 would go to the State Lands Commission. Staff is expected
15 to draft up conveyance documents and/or proper deed
16 restrictions with BCDC staff.

17 That concludes my report, Mr. Chairman.

18 ACTING CHAIRPERSON McCAUSLAND: Thank you. Are
19 there any questions?

20 MS. SMITH: No.

21 ACTING CHAIRPERSON McCAUSLAND: The next group
22 of items on the calendar are known as the Consent Calendar.
23 They will be taken up on one motion. So does anyone have
24 any desire to testify on Items C1 through C20? Are there
25 any questions?

1 MS. SMITH: No.

2 ACTING CHAIRPERSON McCAUSLAND: There being no
3 objections, Items C1 through C20 will be approved as
4 submitted by staff.

5 Item 21 is an authorization for the Executive
6 Officer to issue a letter permitting the Southern California
7 Motorcycle Club to conduct a race on October 22nd on
8 school lands in Inyo County. Mr. Northrop.

9 EXECUTIVE OFFICER NORTHROP: Mr. Chairman, I
10 have a telegram here from the Sierra Club Legal Defense
11 Fund, and I'll read it for the record.

12 "It has become commonplace occurrence for
13 the Bureau of Land Management to seek, on
14 extremely short notice, the approval of State
15 Lands Commission regarding major off-road
16 vehicle events crossing State lands. We under-
17 stand that once again the approval of this
18 Commission is being requested on just such short
19 notice. At this time in connection with a
20 motorcycle race traversing State lands in the
21 Olancho area of Inyo County. We strongly object
22 to this Commission's approval of the use of
23 State lands for ORV events of this magnitude
24 without compliance with the provisions of the
25 California Environmental Quality Act and without

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1 adequate knowledge concerning the resources of
2 the lands to be traversed. We, therefore, urge
3 the Commission to deny its permission for the
4 use of the State lands for the 1978 Olancho
5 Open Area Hare and Hound Race. We request that
6 this telegram be included in the record of your
7 proceedings on the matter."

8 It's signed by Laurens H. Silver and Deborah S.
9 Reames from the Sierra Legal Defense Fund from San Francisco.

10 Mr. Chairman, this event is a 65 plus or minus
11 mile event of which approximately two miles of it crosses
12 two corners of an area of State school lands. Jan Stevens,
13 Counsel, would like to also address the Commission on
14 possible alternatives on this action. Jan.

15 MR. STEVENS: Mr. Chairman, this project was
16 reviewed by the Federal agency, the BLM, and a Negative
17 Declaration was prepared. In order to meet the requirements
18 of the California Environmental Quality Act, it would be
19 necessary for the Lands Commission to circulate the Negative
20 Declaration independently and give the public a reasonable
21 opportunity to comment on it. So what alternative the
22 Commission may wish to consider is to authorize the
23 Executive Officer to issue a letter of permission for the
24 activity conditioned upon compliance with the California
25 Environmental Quality Act and his finding that there will

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1 be no significant impact on the environment that would
2 require an EIR.

3 ACTING CHAIRPERSON McCAUSLAND: Do you have any
4 objections to amending the staff recommendation to require
5 a 15-day circulation of the Negative Declaration prior to
6 his release of the letter authorizing this?

7 MS. SMITH: No, I have no objection.

8 ACTING CHAIRPERSON McCAUSLAND: What would be
9 the action of the Executive Officer in the event that
10 during the period that the Negative Declaration was being
11 circulated, interested members of the public chose to
12 comment on the appropriateness of the proposed activity?

13 MR. STEVENS: He would have to evaluate the
14 comments and find out whether -- make a judgment as to
15 whether there would be a significant impact on the environ-
16 ment based on whatever comments he received. It would be
17 still possible to reject these comments on the basis there
18 would be no significant impact on the school lands section
19 involved and proceed to issue the letter. But if he
20 decides there would be such an impact based on these
21 comments, then he would decline to issue the letter.

22 MS. SMITH: I have a question. Is that
23 determination that the Executive Officer makes, or is that
24 one that the Commission makes?

25 MR. STEVENS: It's one which I believe the

1 Commission could delegate to the Executive Officer.
2 Ordinarily it would rest with the Commission.

3 ACTING CHAIRPERSON McCAUSLAND: Our next
4 regularly scheduled meeting would fall on the 26th, which
5 is after the date of the race. So I assume that we would
6 either have to have a special meeting to consider those
7 comments or delegate the responsibility to him.

8 MS. SMITH: What about consideration of the
9 matter on October the 11th? Would that provide you with
10 enough time to circulate the BLM's Negative Declaration?

11 MR. STEVENS: It would be close.

12 MR. TROUT: It would be awfully close if we got
13 it in tomorrow.

14 EXECUTIVE OFFICER NORTHROP: At least we could
15 discuss at that time the reaction that we'd have. I would
16 imagine if we were going to get significant reaction, we
17 would have it by that time.

18 ACTING CHAIRPERSON McCAUSLAND: Would you prefer
19 to have a special meeting?

20 MS. SMITH: Yes.

21 ACTING CHAIRPERSON McCAUSLAND: All right. Let
22 us amend then Calendar Item 21 to include the first
23 finding which is a finding that the EIR has not been
24 prepared for this project, but that a Negative Declaration
25 equivalent has been prepared by the Bureau of Land

1 Management. Let us include finding two to certify that
2 the Commission has reviewed and considered the information
3 contained in the Environmental Summary. Let us delete
4 finding three; and the deletion will be the determination
5 that the race will not have a significant effect on the
6 environment. Let us delete finding four which would
7 authorize -- no. What about leaving the authorization
8 for the Executive Officer to execute a letter if there has
9 been no -- let me back up for a minute.

10 Let us insert a new finding or instruction three
11 to circulate the Negative Declaration for the required
12 15-day period for public comment, and then amend finding
13 four to authorize the Executive Officer to execute a
14 letter permitting the use of State lands in the event that
15 there are no substantial public comments offered, and insert
16 an item five which would call upon the Executive Officer
17 to convene a special meeting of the Commission to hear
18 testimony or review the comments if there were, in fact,
19 substantial concerns regarding this proposed authorization.

20 MS. SMITH: That's fine.

21 ACTING CHAIRPERSON McCAUSLAND: Is that all right
22 with staff?

23 EXECUTIVE OFFICER NORTHROP: Fine.

24 ACTING CHAIRPERSON McCAUSLAND: It's all right
25 with my fellow Commissioner. So without objection, Calendar

1 Item 21 has been amended substantially and will be adopted
2 as amended.

3 Item 22 is a commercial lease to the Marina
4 Racquetball Club for sovereign land in Seal Beach, Orange
5 County. This item has been before the Commission earlier.
6 We were determining the appropriate use for that sovereign
7 land.

8 Do you have any questions or comments on that
9 item?

10 MS. SMITH: Yes, I have one question. And that
11 is whether or not the parties to the contract have agreed
12 to assign their interest to the corporation that is --

13 MR. HIGHT: Yes, they have.

14 MS. SMITH: I would then move for adoption of
15 this calendar item subject to that condition, that the
16 interest be assigned.

17 ACTING CHAIRPERSON McCAUSLAND: Without objection,
18 the staff recommendation as amended will be deemed adopted.

19 Item 23 is authorizing the sale of a perpetual
20 easement to the Bureau of Land Management for road purposes.
21 Without objection --

22 MS. SMITH: No objection.

23 ACTING CHAIRPERSON McCAUSLAND: -- Item 23 is
24 adopted as submitted by staff.

25 Item 24 is approving the continuation of three

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holdover tenancies on land in Santa Cruz County.

MS. SMITH: No objection.

ACTING CHAIRPERSON McCAUSLAND: Without objection, Item 24 is adopted.

Item 25 is off calendar.

Item 26 regards a compromise settlement on a parcel in the vicinity of Alviso in Santa Clara County in exchange for a conveyance to the State of an interest in Brown's Island, Contra Costa County. Are there any questions on Item 26?

MS. SMITH: No questions; no objections.

ACTING CHAIRPERSON McCAUSLAND: Without objection, Item 26 is adopted as submitted.

Item 27 would authorize the Attorney General to file appropriate legal actions against Lassen County to set aside the approval of a negative declaration for a subdivision proposal known as Eagle Lake Estates. Any questions on Item 27?

MS. SMITH: Yes. It's my understanding that the State Lands Commission is not the lead agency in this action; am I correct?

MR. STEVENS: Yes, Miss Smith. The Resources Agency has already made such a request of the Attorney General. As I understand, the Lands Commission is part of an interagency task force which also has an independent

1 interest in the matter and, therefore, is concurring with
2 the Resources Agency action.

3 MS. SMITH: So we would not be filing an
4 independent action?

5 MR. STEVENS: No.

6 MS. SMITH: We would just be joining the other
7 parties in the action --

8 MR. STEVENS: That's correct.

9 MS. SMITH: -- that will be filed.

10 ACTING CHAIRPERSON McCAUSLAND: Is that the way
11 the staff recommendation reads?

12 MS. SMITH: No, it is not.

13 ACTING CHAIRPERSON McCAUSLAND: Would you like
14 to amend the staff recommendation?

15 MS. SMITH: I move that the staff recommendation
16 be amended to stipulate that the State Lands Commission
17 will join as a party to any action that is filed by the
18 Attorney General against the County of Lassen to set aside
19 the approval of the negative declaration for the subdivision
20 proposal known as Eagle Lake Estates.

21 ACTING CHAIRPERSON McCAUSLAND: Without objection,
22 Item 27 will be adopted as amended.

23 Item 28 is an authorization for litigation
24 concerning structures in Lake Tahoe near Carnelian Bay
25 Subdivision. Questions or objections?

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1 MS. SMITH: No.

2 ACTING CHAIRPERSON McCAUSLAND: Without objection,
3 Item 28 is adopted as submitted.

4 Item 29 is approving a maximum of \$10,000 in
5 costs for General Subsidence Maintenance and Repair Work
6 and conditionally approving the Emergency Subsidence
7 Remedial Work in the Long Beach Harbor District. Any
8 questions or objections?

9 MS. SMITH: No.

10 ACTING CHAIRPERSON McCAUSLAND: Item 29 will be
11 adopted as submitted.

12 Item 30 is approving specifications and forms
13 for the Notice Inviting Bids for the sale of 4-1/2 percent
14 of the crude oil in the Long Beach Harbor Department
15 Tidelands Parcel. Questions or objections?

16 MS. SMITH: No objections.

17 ACTING CHAIRPERSON McCAUSLAND: Without objection,
18 Item 30 is approved as submitted.

19 Item 31 regards an agreement and assignment to
20 provide for partition of the Chevron-Atlantic Richfield
21 jointly held ten percent nonoperating contractors' interests
22 in Tract 1, Long Beach Unit; agreement and assignment of
23 the resulting five percent Atlantic Richfield Tract 1
24 interest and Atlantic Richfield's Tract 2 interest in the
25 Long Beach Unit to Century Resources Development, Inc.;

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1 and agreement and assignment of Century's interests in
2 Tracts 1 and 2 to Petro-Lewis Corporation. Mr. Northrop.

3 EXECUTIVE OFFICER NORTHROP: Mr. Chairman, we
4 have placed on the board, we've tried to graphically
5 display how this program would take over. But in order to
6 complete the chart, we have drawn several lines by
7 inference and not by any direct documents. We still need,
8 mainly, an executed agreement between Century and Petro-
9 Lewis including the statement that Petro-Lewis will pay
10 one million, twenty-two thousand, three hundred dollars
11 to Century to pay Arco. We also need some kind of a
12 statement that there are no other side letters, agreements
13 or financial arrangements between Century Petroleum and
14 Petro-Lewis and/or their subsidiaries, a statement of fact
15 that there are none of those.

16 There is a problem, and we've discussed this with
17 Arco. We feel this is not serious, but we should certainly
18 have it as part of the package, a waiver of the one percent
19 water cut requirements for the Four Corners Pipe Line; and,
20 three, crude oil purchase agreements between Coastal
21 Refiners and Century Resources. We need copies -- again,
22 these are things that we should have in our package before
23 we can make a meaningful recommendation to the Commission --
24 side agreements to Coastal-Century, including exchange
25 agreements. The fifth thing we feel we should have is a

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1 consent and assumption agreement between Partnership
2 Properties Company and Century for Tract 2; and, B, the
3 Partnership Properties and Century and the City as to
4 Tract 1 must be modified to assure that the ten cents
5 per barrel bonus payment is not run through the profits
6 account.

7 In addition to that, not included in the package
8 that we have, I have received this morning a letter from
9 Macmillan Ring Free Oil Company that indicates a willingness
10 to stand in Century's stead should something untoward
11 happen to Century financially.

12 I have a letter from CIPA, California Independent
13 Producers Association, signed by Doctor Morris Frankel,
14 President, in which he supports this proposed transfer.

15 In addition, I have some other documents from
16 Morris Hodges from Century regarding a review program.

17 ~~I think at this time, with the Commission's~~
18 permission, I would like to have Alan Hager and Mr.
19 Thompson, who worked extensively trying to put this
20 package together, to perhaps go over the details as we
21 see them now and as we tried to graphically display on the
22 board and have it reduced in your package.

23 ACTING CHAIRPERSON McCAUSLAND: Fine.

24 MR. THOMPSON: Part of our problem, of course, is
25 we received many of these documents this last Friday and

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1 we're still trying to analyze them.

2 One change that should be made in this calendar
3 item is in the third paragraph it talks about an assignment
4 from Century to Petro-Lewis Corporation, and this should
5 be changed to Partnership Properties Company, also referred
6 to as PPC. They would be substituted and they would be
7 the nonoperating contractor in Tracts 1 and 2 if this
8 assignment were approved.

9 Now, to explain the substitution, I'll try and
10 give you our analysis of what the interrelationship is
11 between Petro-Lewis and Partnership Properties Company.
12 Partnership Properties Company is a general partnership
13 formed by certain officers of Petro-Lewis Corporation to
14 be a nominee to hold title to all the properties owned by
15 Petro-Lewis Producing Company, Roman Numeral Number I,
16 which is a limited partnership in which Petro-Lewis Funds,
17 ~~Incorporated~~ is a general partnership, and they hold 20
18 percent plus of the general partnership and four percent
19 plus of the limited partnerships in Petro-Lewis Funds, Inc.
20 This Petro-Lewis Funds, Inc. is a subsidiary of Petro-Lewis
21 Corporation which owns 75 percent of the Class A voting
22 common stock and a hundred percent of the Class B nonvoting
23 stock in Petro-Lewis Funds, Inc. They're the operator
24 for all these partnerships.

25 Now, as an incentive for approving this assignment

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1 which isn't in the calendar item, Partnership Properties
2 Company is proposing to pay a bonus of ten cents for each
3 barrel of oil allocated to these two properties. Now,
4 again, as part of this assignment, there are crude oil
5 purchase agreements between Partnership Properties Company,
6 which would be the nonoperating contractor for five percent
7 of Tract 1 and for Tract 2, and Century Resources Development Company.
8 This is the one that has the first assignment from Arco.
9 These then are subject to additional crude oil purchase
10 agreements. For Tract 1 for a six-month period Arco would
11 take from Century Resources Development this oil, and then
12 it would go to Coastal Petroleum Refiners of Bakersfield.
13 For Tract 2 then, Century Resources Development would sell
14 2,000 barrels per day to Macmillan Refining Company.

15 Again, most of these documents, again, we've
16 gotten various documents again this morning which extend
17 Macmillan's desire to take this oil from -- Properties
18 Producing Company is assigning crude oil purchased to
19 Century Resources Development. They also have a desire to
20 take all of that oil and would take it through the year 2000.

21 I think right now we have tried to diagram this
22 up here as we understand it. About all we can say is there
23 are certain parts of the agreement we think the language
24 has to be improved, and we're a little bit under a time
25 bind in this situation.

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1 ACTING CHAIRPERSON McCAUSLAND: What is the
2 time bind, Mr. Thompson?

3 MR. THOMPSON: The original assignment from Arco
4 to Century Resources Development terminates October 15th.
5 I don't know whether that can be extended or not. It's
6 my understanding from the letters we've seen from Arco
7 that they do not want to extend that and also they have
8 answered, I think, the question the Commission had before of
9 whether they would guarantee any of the performance. They have answered
10 in the negative, they would not guarantee. They're here
11 and they can speak for themselves, I think, on that issue.

12 ACTING CHAIRPERSON McCAUSLAND: So in all
13 fairness to Century Resources, we should say yes or no
14 to this sometime next week?

15 MR. THOMPSON: Yes, I think because they have
16 an agreement that will terminate on October 15th. What
17 you're looking at here is a situation where if the present
18 situation continues, you'll have a very stable situation.
19 You have in Tract 1 Atlantic and Chevron as partners in
20 ten percent. The net profits percent of that is,
21 99.771 percent goes to the City who are partitioned. Then
22 99.542 percent on the net profit would go to the City on
23 that.

24 In Tract 2 there's 96.25 percent of the net
25 profits go to the State. So at the present time you have a

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1 very stable situation with a high net profit percent. Of
2 course, on the other side now you're offered a bonus
3 that would go through the life of this. You would get
4 ten cents a barrel for each barrel that we're allocated
5 on this. This is a considerable sum of money.

6 So, again, it's a question of the continuity
7 of this, and I think this is what the Commission has to
8 evaluate going from a very stable situation you have now
9 to a situation where you have additional financial
10 advantage but potentially with a little more risk.

11 ACTING CHAIRPERSON McCAUSLAND: What is the
12 role of the City in the approval of this relationship?

13 MR. THOMPSON: They also would have to approve
14 it.

15 ACTING CHAIRPERSON McCAUSLAND: And what is
16 their schedule for consideration?

17 MR. THOMPSON: This would come up before a
18 City Council meeting and they normally meet on Tuesday.
19 I think this has to be on their agenda by the previous
20 Wednesday. There are people here from the City that could
21 answer that question better than I could.

22 MR. PARKIN: October the 10th.

23 ACTING CHAIRPERSON McCAUSLAND: Can they act
24 on it before we act on it?

25 MR. THOMPSON: Yes, I don't think there's any

1 requirement that we act before or after the City as far
2 as 'm concerned.

3 MR. PARKIN: We could.

4 ACTING CHAIRPERSON McCAUSLAND: We've already
5 seriously considered having a meeting on the 11th if we
6 couldn't come to resolution of these things today. It
7 sounds to me, well, let me find out. It sounds to me like
8 you're describing a number of technical difficulties in
9 the documents that you would like clarified before you
10 make a firm recommendation to the Commission for adoption.
11 Is it your belief that those are technical clarifications
12 or is there truly a substantive problem here that leads
13 you to believe that you're going to have serious problems
14 with this? Because I'm inclined to believe that all
15 parties have entered into an agreement and it doesn't
16 look like a bad agreement to me if we could iron out the
17 details. Do you see it as a detail problem or as a
18 substantive problem?

19 EXECUTIVE OFFICER NORTHROP: As far as we know,
20 Mr. Chairman, it is a detail problem unless there are
21 side letters or agreements that we're not aware of. That
22 becomes substantive. So I think, to answer your question,
23 basically it's technical problems that we're trying to
24 iron out at the present time.

25 ACTING CHAIRPERSON McCAUSLAND: Is there anyone
here -- I think we have quite a few people who came on this

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1 -- is there anyone today who would like to discuss this
2 proposal with us and also to make sure you understand
3 what it is that the staff is looking for clarification on?

4 MR. THOMPSON: One issue you might point to is
5 I know they're referring to using this oil to burn under
6 boilers for steaming. I think the DOE has had a hearing
7 on this and I think they have cleared the nonrefining
8 use of crude oil in this particular case.

9 ACTING CHAIRPERSON McCAUSLAND: You think they
10 have cleared it?

11 MR. THOMPSON: I think they have, but I'm not
12 sure.

13 ACTING CHAIRPERSON McCAUSLAND: That's something
14 that requires a little research.

15 MR. THOMPSON: Yes.

16 MR. PENDERGRAFT: My name is Jeff Pendergraft.
17 I'm an attorney for Atlantic Richfield Company.

18 I had come here today with the idea of making
19 a formal presentation addressed to the substantive issues
20 of approval. It occurs to me that if, in fact, all we're
21 dealing with is some technical problems that the staff
22 needs additional information on, that we'd certainly be
23 willing to cooperate and provide that information in
24 contemplation of making a formal presentation at the next
25 hearing. If that's what we're directed, I'll defer any
formal comments at this time. I'm pleased to answer any

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1 questions you might have.

2 ACTING CHAIRPERSON McCAUSLAND: If you are able
3 to come back, your formal presentation would be most
4 beneficial at that time.

5 MR. PENDERGRAFT: Right.

6 ACTING CHAIRPERSON McCAUSLAND: Perhaps there
7 are some questions that we should deal with today.

8 MR. PENDERGRAFT: Let me go on to talk about
9 just for a minute this October 15th deadline. We have an
10 October 15th deadline in both the assignment between
11 Atlantic Richfield and Chevron and in the assignment
12 between Atlantic Richfield and Century Resources Develop-
13 ment, and then by reference in the subsequent assignments.
14 The agreement would not become effective in any event
15 until November 1st because they become effective on the 1st
16 of the month following approval. I don't know when the
17 Commission scheduled their next meeting, but really what
18 we'd like to do -- there's a long history of this and
19 it's been going on for almost a year or two years -- what
20 we'd like to do is point towards some resolution. We're
21 really looking forward to an effective date of November 1.

22 Speaking for Atlantic Richfield, if the Commission
23 is not going to meet before October 15th, but October 19th
24 or 20th or something like that instead, I don't think that
25 that would be a problem in changing the date and the
contract. It's a matter of paper work we'd rather avoid

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1 if we could. I don't know when your next meeting is
2 scheduled.

3 ACTING CHAIRPERSON McCAUSLAND: Well, let me
4 make a proposal to you. Sometimes it's best for us to
5 all work under pressure. Let us assume that we will meet
6 on October 11th and that the City of Long Beach will meet
7 on October the 10th. Barring serious problems, you will
8 be able to close your package on October the 15th.

9 MR. PENDERGRAFT: That sounds entirely satisfac-
10 tory to me, and we'll be in here on the 11th to provide
11 a formal presentation and answer any questions you have
12 and work with the staff in the meantime on any information
13 they may need.

14 ACTING CHAIRPERSON McCAUSLAND: Is that agreeable
15 to everyone?

16 One of the things we do have on the record,
17 and let me make certain that I heard it correctly. If
18 we do find that we have some serious problems and the 15th
19 slips away, you're still very interested in the November 1st
20 date, but your feet have not been set in concrete on the
21 October 15th date?

22 MR. PENDERGRAFT: Well, a couple of things. I'm
23 speaking only for Atlantic Richfield. Our feet are set
24 in concrete because we've entered into these agreements
25 with various parties and those parties have entered into
agreements with others, all keyed to this October 15th date.

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1 So it requires everybody agreeing to extend it. All I'm
2 saying is I don't think Atlantic Richfield Company would
3 have any problem in extending it so long as we're still
4 working toward a November 1 effective date. So that means
5 extending it for no more than 15 days. But there is a lot
6 of difficulty just in terms of paper work, amending all
7 these documents.

8 ACTING CHAIRPERSON McCAUSLAND: Knowing how
9 much paper work we can generate, I have some small hint
10 of how much paper work you can generate. So let me try
11 and stick with the October 15th date.

12 MR. PENDERGRAFT: Thank you.

13 ACTING CHAIRPERSON McCAUSLAND: Does anyone else
14 wish to address this item at this time?

15 MR. WATSON: Yes, sir. My name is Bill Watson.
16 I'm an attorney representing Petro-Lewis Corporation.

17 First, we were here today hoping we could answer
18 any questions about the suitable economic stature of
19 Petro-Lewis and its affiliates who take part in this
20 transaction. Looking to a delay, I assume that the
21 Commission is not necessarily interested in hearing that
22 whole presentation today.

23 ACTING CHAIRPERSON McCAUSLAND: I'm not certain.
24 I'd like staff to address that. This may be a perfect
25 opportunity for you and staff to enter into a dialogue that

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1 will get on the record some of the questions that we
2 were seeking answers for.

3 MR. WATSON: If I could defer, I'm not the
4 appropriate witness for that, but we do have a Vice-
5 President of the corporation present who would be capable
6 to supplement the reported financial data that's been
7 submitted to the Commission and the staff.

8 One thing I wanted to mention that did not come
9 up in the summary and I think is relatively important to
10 the factors we're representing to adequately protect the
11 State is that although P.P.Co. would be the title holder
12 or, I've been told by the staff several times that title
13 may not be the right word. They would be the contracting
14 party. There has been what I would characterize as an
15 unlimited guarantee by Petro-Lewis Corporation of the
16 obligations of P.P.Co. delivered together with the other
17 documents for approval. So that I hope that your staff
18 and legal advisors will tell you that it is the credit of
19 Petro-Lewis Corporation that is to be considered rather
20 than the relatively insubstantial credit of P.P.Co.

21 We are geared to go forward in whatever timetable
22 is appropriate to hopefully obtain approval. I'm a little
23 concerned about relying on representations that it appears
24 that the timing problems can be worked out. We've had,
25 I think, some substantial difficulties keeping this deal

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1 together and I've been very concerned that we will lose
2 the entire transaction by missing the October 15th date.
3 If you'll excuse me for being paranoid, I'm not convinced
4 that the deal will stay together until we have that
5 amendment in writing if we cannot make the October 15th
6 date.

7 One point I also would suggest that we need
8 some clarification from -- I hope it's not too important --
9 is the request that we give assurances that we have no
10 other transactions with Century group. In one sense that
11 is not true. Petro-Lewis is constantly engaged in the
12 process of acquiring oil and gas properties and related
13 properties and we are in fact discussing other acquisitions
14 with Century in considering other deals. So we cannot
15 give a cosmic representation because there are other things
16 pending. I think we can make a response that there's
17 nothing that we see as relevant to this transaction that
18 has not been presented to the staff. We are talking about
19 other properties in California. If they have anything
20 else for sale in California or elsewhere, we will be talking
21 to them if they make it known to us because we are in the
22 business of buying properties. But I believe that it would
23 be accurate and fair for us to say that everything that's
24 relevant to this particular transaction, to the extent we
25 know anyway, has been either submitted to the staff or is

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1 here today to hand to them.

2 ACTING CHAIRPERSON McCAUSLAND: Ms. Smith.

3 MS. SMITH: Perhaps the staff should clarify
4 exactly what information they're seeking.

5 EXECUTIVE OFFICER NORTHROP: Thank you. Ms.
6 Smith, Chairman, if there wasn't any, we wouldn't ask
7 the question. But the problem is, I want to make sure
8 that on this agreement here, and that's all I'm speaking
9 to, staff wants to be sure there is not some side letter
10 agreements which we have not seen or have not been made
11 available to us. If both Century and Petro-Lewis say
12 that this deal stands on its own and there is no quid pro
13 quo, I think the lawyers say, in other deals for this
14 deal, then we would be satisfied. But we want to make
15 sure because it affects our eventual pricing on the entire
16 Long Beach Unit. Any agreement that comes between the two
17 of them, any additional moneys, ~~affects the price that we~~
18 see for our crude oil on the entire Long Beach Unit. So
19 if there are additional moneys, we would like to know that
20 because it not only affects this, but it has a direct
21 bearing on everything that is produced in that Unit because
22 of the contracts, the other contracts we have with the
23 other producer.

24 Secondly, I would like to address the fact that
25 Friday afternoon at 3:06 p.m. I received in the Long Beach

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1 office two and a half to three inches of documents that
2 we have worked on Friday and most of the weekend and
3 Monday. In addition, we still do not have documents that
4 we feel are important. So I think we have been working
5 under a time constraint that has really not been fair for
6 me. I've pressed the staff and they have responded very
7 well, but to attempt to put together something on paper,
8 diagrams that complicated, I just don't think it's fair
9 to ask us -- for me to ask the staff to come up today with
10 a recommendation. I think the 11th which you have
11 discussed previously is perhaps a timely date and it makes
12 us work very hard to get that together in that length of
13 time.

14 ACTING CHAIRPERSON McCAUSLAND: What would you
15 like to get on the record today?

16 EXECUTIVE OFFICER NORTHROP: There's several
17 things, the admission -- the reference to the financial
18 capabilities of Century that was just made. So I don't have
19 to draw that inference. It's already been drawn.

20 MR. WATSON: Excuse me. I don't believe I said
21 anything about Century, sir.

22 EXECUTIVE OFFICER NORTHROP: I beg your pardon.
23 I think it would be important that we might
24 consider some sort of a -- we might like some kind of
25 assurance that if, for whatever reason, the State's money

1 was not paid very, very promptly, we would consider that
2 a default and proceed on default in that area. Is there
3 anything else you'd like to add on that, Alan, questions
4 that you'd like to raise?

5 MR. HAGER: On that point, that particular point,
6 no, but on a few other things.

7 ACTING CHAIRPERSON McCAUSLAND: Let me stay with
8 that point for a minute and then we'll go on with Mr.
9 Hager's line of thought.

10 What do you mean by very, very promptly? Default
11 is a fairly serious course to pursue, and very, very
12 promptly is a little bit of an ambiguous way to move into
13 it.

14 EXECUTIVE OFFICER NORTHROP: I think really what
15 I was trying to imply was I would like to see the cure
16 for a default be the revocation of a contract, for the
17 State to take the oil back itself. From that point of
18 view, if the payment is not made promptly because we have
19 a 50-day float period, we're more than -- we're in a bill
20 on the 10th day, pay on the 20th. So we're on a 50-day
21 float as it is now. Once that float gets out of hand
22 and it exceeds, our indications now, it exceeds anything
23 that Century has put up or whoever is putting the money up.

24 ACTING CHAIRPERSON McCAUSLAND: So you're saying
25 the amount of the float exceeds the total --

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1 EXECUTIVE OFFICER NORTHROP: The one million
2 invested, correct.

3 MR. THOMPSON: The one thing I'd like to clear
4 up also is the question that CRD has a right to come back
5 in and cure a default of this other program. We're not
6 too sure that that is a -- might not be an impediment
7 rather than a help. We'd like to get that whole point
8 clarified so we don't have another party coming in to cure
9 the default and that might interrupt our ability to be
10 the first in line.

11 MS. SMITH: That was my basic question, is
12 whether or not the Applicant had proposed a means of
13 curing the defaults. I'd like for you to explain exactly
14 how they would propose to do that. Perhaps the attorney
15 can address that issue and satisfy us that the party who
16 would --

17 MR. WATSON: We have not proposed any changes
18 in the existing contract for the handling of this field.
19 We hope that we have presented evidence. Unfortunately,
20 I'm not sufficiently versed in accounting to quote figures.
21 I believe the annual reports that have been submitted and
22 I think I would ask perhaps we defer to Mr. Blancett to
23 describe the economic stability of Petro-Lewis Corporation.
24 Although these are substantial payments, they are not
25 unusual for the company. I believe the company has a good

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1 credit rating. I've never asked for a formal report on it.
2 The discussion, although I recognize the State's concern,
3 it seems rather strange to be approaching this with the
4 question of how we cure a default. The procedure exists
5 in the contract for dealing with the defaults by any
6 contracting party, be it Petro-Lewis or Arco. We think
7 we've submitted sufficient data to show that the company
8 has the financial stability and magnitude to deal with
9 the amount of payments that are involved. We are unaware
10 of any outstanding allegations that the company doesn't
11 pay its bills on time.

12 ACTING CHAIRPERSON McCAUSLAND: Go ahead.

13 MS. SMITH: What does the contract term provide
14 for curing of defaults or the action that we can take in
15 the event of default?

16 MR. HAGER: There is a period, and I'm trying
17 to think exactly. It's like 20 days or 30 days in which
18 the contractor has a right to cure a default.

19 MS. SMITH: Have the Applicants suggested
20 amending that provision?

21 MR. HAGER: No.

22 EXECUTIVE OFFICER NORTHROP: Staff has been
23 working under the impression that perhaps we'll be
24 replacing Arco and the substantial bidders with a company
25 not generally considered a major oil company, and I have

1 no belief one way or another for major oil companies for
2 this discussion. But the financial substance of an Arco
3 and a Chevron, that's who you're replacing, with someone
4 of Century or Petro-Lewis may well be something that staff
5 may in conversations with them in the very near future
6 want to make a change in that part of the contract or at
7 least suggest to the Commission that perhaps it would be
8 well to consider making a change in that portion of the
9 contract for Petro-Lewis or Century, whomever winds up
10 as responsible from that area. That was what prompted
11 the question.

12 ACTING CHAIRPERSON McCAUSLAND: First of all,
13 let me say that I thought you carried water for the
14 independent segment of the industry on most occasions and
15 so your statements today are enlightening.

16 EXECUTIVE OFFICER NORTHROP: I qualified it
17 with a caveat.

18 ACTING CHAIRPERSON McCAUSLAND: It sounds to me
19 like there may be another agenda here that is of interest
20 to the Commission. That is that if you do have an opportunity
21 to change the default provisions of this contract or any
22 contract, you're interested in doing so because I think
23 I hear you saying the State might want to be in a position
24 of taking back virtually all of its oil if the opportunity
25 presented itself. You don't want too many outs in the

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1 default provisions of the contract because rather than
2 have third, fourth or fifth and sixth parties step in
3 to save a contract, you think maybe the State would be
4 better reclaiming the oil itself.

5 EXECUTIVE OFFICER NORTHROP: That is an alterna-
6 tive I think we should present to the Commission, yes.

7 ACTING CHAIRPERSON McCAUSLAND: So that it's
8 not necessarily relevant to just say that a relationship
9 between Century and Petro-Lewis is the issue here. The
10 fundamental issue is what rights does the State want to
11 retain under any default circumstances.

12 EXECUTIVE OFFICER NORTHROP: Right.

13 MR. WATSON: Sir, may I point out that the
14 provision that they're referring to in our agreement with
15 Century does not have any provision for Century becoming
16 a party to the contract. We negotiated that originally
17 at some length and Century insisted upon it to protect
18 their position and be able to purchase the oil. The only
19 relationship that this proceeding would create between
20 Century and the State would be that the money would come
21 from Century. I understand the staff's concern, and perhaps
22 if it is a goal of the State to restructure these contracts
23 so that the deal can be more easily broken, this is a
24 possibility. But the only thing that Century has insisted
25 upon is that if we are not paying bills which, again, is an

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1 event I don't really like to discuss because nobody suggested why we
2 shouldn't or that we aren't capable of it, but they insisted to protect
3 themselves that if for some reason green dollars are not
4 flowing appropriately from Petro-Lewis to the State,
5 Century could step in and put its own dollars forward.
6 There is no requirement in that that the State recognize
7 any different owners or that the State set forward any
8 different standards for default than already exist. So
9 it seems to me this is not a complication any more than
10 if someone else decided to step forward and pay all Petro-
11 Lewis' bills as a gift.

12 ACTING CHAIRPERSON McCAUSLAND: Does the staff
13 want any guidance from the Commission in this matter or
14 shall we move on?

15 MR. THOMPSON: I think we're discussing this
16 Item 3 that's a point on this.

17 One other point that we might want to bring up
18 is the question that the Petro-Lewis Fund now will be
19 committing money to in effect purchase this interest. I
20 believe we, Mr. Alan Hager and I, discussed this before,
21 was the fact that in our interpretation now you would not
22 have a mineral interest in these properties. Therefore,
23 if you're going to pledge money against them, it would be
24 our interpretation -- I think the lawyer could perhaps
25 speak to this -- that you do not have a mineral interest,

1 you have a producing right, but not a mineral interest.

2 MR. WATSON: I have been corrected several times
3 for speaking to transactions in terms of more common to
4 the standard lease. I apologize for using the wrong words
5 if I have on occasion. We are buying whatever that
6 contract creates, and whatever it should be called we will
7 buy it by that name.

8 ACTING CHAIRPERSON McCAUSLAND: Let us make
9 certain that we understand what it is that you're buying
10 before we all sign the documents because I would prefer to
11 have us come to that sense of mutuality here rather than
12 in a courtroom.

13 MR. WATSON: Yes, sir.

14 ACTING CHAIRPERSON McCAUSLAND: Do you understand
15 what it is that we're selling?

16 MR. WATSON: Yes, sir.

17 ACTING CHAIRPERSON McCAUSLAND: And we understand
18 what it is you're buying.

19 MR. WATSON: We're not buying anything from the
20 State, sir. We're buying an interest indirectly from Arco
21 and Chevron. We have described it in all of our conveyance
22 documents by reference to the document which creates the
23 original rights. I think that Mr. Thompson has been very
24 helpful in making us, perhaps beating us over the head
25 from time to time to make sure that we understand.

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1 ACTING CHAIRPERSON McCAUSLAND: We call him
2 Moose around here.

3 (Laughter.)

4 MR. WATSON: It has been made clear to us that
5 this is not a standard oil and gas lease. As I said, I
6 have mental lapses and may have from time to time referred
7 to it in terms that are more appropriate for a standard oil and
8 gas lease. We are relying entirely upon the documents we
9 have submitted in writing, all of which are references to
10 the original contract.

11 If I might, before I suggest that if you're
12 interested Mr. Blancett might be an appropriate witness,
13 I would like to go back and perhaps put in my own testimony
14 on the question of arrangements or other transactions.
15 I would speak only from what I have reviewed because I am
16 not an officer of the company, but I have not reviewed any
17 documents or seen any evidence of any other documents other
18 than those that have been submitted to the staff and made
19 known to the staff. Apparently the staff has not seen the
20 main purchase agreement between Petro-Lewis and Century.
21 But with that caveat, as far as I understand it, I have not
22 reviewed or been involved in the preparation of any
23 document that involves consideration relating to this
24 transaction. I have not been involved in the preparation
25 or review of any document that has any other pricing

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1 provisions for oil to be produced or sold in relation
2 to these properties, nor have I been involved in preparing
3 or reviewing any documents which is contingent upon the
4 approval of this transaction other than those that have
5 been submitted to staff.

6 Finally, Petro-Lewis Corporation is not one of
7 the seven sisters, but it is a nationally listed company,
8 full reporting to the SEC and I believe is recognized in
9 the country as one of the largest independent producers.

10 ACTING CHAIRPERSON McCAUSLAND: Yes, sir. Would
11 it be appropriate for Mr. Blancett to --

12 MR. THOMPSON: I think it would be well because,
13 of course, we have people from the City of Long Beach here
14 and they're hearing on this the same way as we are on the
15 first time and they'll have to consider the same thing
16 before the next council meeting.

17 ACTING CHAIRPERSON McCAUSLAND: Well, let me ask
18 if the representative from the City would care to join us
19 here at the table and participate in clarifying any
20 questions you may have in your mind, if that's all right
21 with you, sir.

22 MR. THOMPSON: This is John Parkin with the
23 Department of Oil Properties, City of Long Beach.

24 MR. BLANCETT: My name is Ken Blancett. I'm a
25 Senior Vice-President of Property Acquisition at Petro-Lewis.

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1 ACTING CHAIRPERSON McCAUSLAND: Would you like
2 to make any opening comments on the basis of the discussion
3 you've heard thus far?

4 MR. BLANCETT: Yes, something about Petro-Lewis.
5 Petro-Lewis is an independent company that was formed ten
6 years ago. We have grown from nothing to about 15,000
7 barrels a day production to this point. Our main method
8 of growth is through our oil income program which we sell
9 to the public and have raised money to buy producing
10 properties which have very little risk. By the same token,
11 relatively low, stable rate of return on the order of
12 ten or twelve percent. This is a method that Petro-Lewis
13 has grown and has offered the service both to the public
14 and to companies that wish to sell property. The way that
15 we buy property is to have the engineering work done by
16 a third party consultant so that we know what we're getting.
17 Then we finance the acquisition with about 40 percent bank
18 loans so that it gives a better rate of return to our
19 investor. So far these programs have been very successful
20 and have made money for our countless investors that number
21 over 10,000.

22 We plan to put this property into three programs
23 which are 78-1, 2 and 3, which have a total value of
24 approximately \$45 million. This would be a minor part of
25 the property that is in those programs.

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1 ACTING CHAIRPERSON McCAUSLAND: Would you spend
2 just a moment describing the programs for us in a little
3 bit more detail. Are these closed partnerships?

4 MR. BLANCETT: We form a partnership each month
5 and it's registered in all 50 states, sold in California.
6 The amount of money varies that's raised from each
7 partnership, varies from month to month, but it's approxi-
8 mately eight to twelve million dollars, eight to twelve
9 million dollars a month. Using this money, we leverage
10 it with 40 percent, say, so that we can buy maybe \$20 million
11 worth of property per month. This property being just over
12 a million dollars will constitute a small percentage of
13 what goes into the partnership to determine what the income
14 is from those partnerships. We like to do several
15 acquisitions, put several acquisitions into each partner-
16 ship so that we have a diversity. It protects our
17 investors so that if one property for some reason falls
18 on its face, the others can pick up the slack. Historically,
19 it has proven to be a sound method of investing for the
20 public.

21 ACTING CHAIRPERSON McCAUSLAND: They buy a
22 general partnership interest?

23 MR. BLANCETT: Yes. They buy general partnership
24 interest and then that interest is allocated to each
25 investor and he is paid each quarter with the proceeds from

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1 the income from the properties, limited partnership interest.

2 ACTING CHAIRPERSON McCAUSLAND: It's not a
3 general partnership?

4 MR. BLANCETT: No. Petro-Lewis is a general
5 partner and then the investor is a limited partner.

6 ACTING CHAIRPERSON McCAUSLAND: Thank you. I
7 appreciate that.

8 MR. BLANCETT: I might say one other thing to
9 give you an idea of the financial background of Petro-
10 Lewis. Our lead bank is the Security Pacific in Los
11 Angeles. Our other banks are over the country, including
12 the Bank of Montreal and the Continental in Illinois which at the
13 present time, with our 15,000 barrels per day or so
14 production, we are in the range, Petro-Lewis and its
15 associates, over a hundred million dollar company. Last
16 year our oil income program raised and purchased about
17 a hundred and thirty million dollars' worth of property.
18 That gives you the size of our activities.

19 We do have currently approximately 1,500 barrels
20 per day production in California from the Sacramento Valley
21 down to Redondo Beach.

22 ACTING CHAIRPERSON McCAUSLAND: Are you the
23 operator?

24 MR. BLANCETT: Yes.

25 ACTING CHAIRPERSON McCAUSLAND: Would you be

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1 willing to give us a general overview of the question
2 raised by Mr. Northrop concerning other arrangements
3 between Petro-Lewis and Century Resources?

4 MR. BLANCETT: Yes. I'm an officer of Petro-
5 Lewis, and it is my responsibility to buy producing
6 properties and to sign the deals that we have with various
7 companies. I can say that we have no side letters of
8 any kind with Century pertaining to this property that
9 we haven't given the Commission.

10 ACTING CHAIRPERSON McCAUSLAND: Questions?

11 MS. SMITH: I understood the question to be
12 whether or not you had any side letters with any parties.

13 MR. BLANCETT: We have no side letters with
14 any parties.

15 ACTING CHAIRPERSON McCAUSLAND: Do you want to
16 narrow that down to any parties --

17 MR. BLANCETT: Any parties in relation to
18 our acquisition of this Tract 1 and 2.

19 ACTING CHAIRPERSON McCAUSLAND: Okay.

20 MR. THOMPSON: Also, as far as any partners that
21 would pick up and take crude oil underneath the purchase
22 agreement.

23 MR. BLANCETT: We have no side letters with
24 anybody.

25 MR. THOMPSON: Did I characterize the handling of

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1 the organization properly in the fact that the funds going
2 to Petro-Lewis Funds and then they're going into this
3 other properties and then --

4 MR. BLANCETT: Say that again.

5 MR. THOMPSON: Just right now that the funds
6 that you get every month go into this Petro-Lewis Fund,
7 Incorporated. They buy the properties and actually are
8 putting up the moneys to purchase these two properties
9 you're talking about?

10 MR. BLANCETT: That's correct.

11 MR. THOMPSON: Then that goes into Petro-Lewis
12 Producing Company, Roman Numeral Number I?

13 MR. BLANCETT: No. This will go into these
14 three partnerships that I mentioned, 78-1, 78-2 and 78-3.
15 Those are different partnerships than Petro-Lewis Producing
16 Company I. To give you people more background, Petro-Lewis
17 Producing Company I is a more or less unionization of the
18 first 65 partnerships that Petro-Lewis formed into one
19 super partnership. It covers property all over the country.
20 These partnerships that this Long Beach property will go
21 into is not that. It's the three new partnerships that
22 has a total value of about 45 million.

23 MR. THOMPSON: Now, this Partnership Properties
24 Company again is the nominee to hold title for these three
25 partnerships?

1 MR. BLANCETT: That's right.

2 MR. THOMPSON: Again, this Producing Properties
3 Company is a group of the officers of Petro-Lewis,
4 Incorporated?

5 MR. WATSON: Yes, sir. The three general
6 partners of Partnership Properties Co. are Jerome A. Lewis,
7 the President of Petro-Lewis, David A. Frawley who is
8 the Executive Vice-President, and Dwight Moorhead who is
9 an Executive Vice-President. Unfortunately, I must assume
10 from my law firm some of the responsibility for the
11 complexity of this situation. This general partnership
12 was formed to hold title on our advice that it was the
13 easiest vehicle for dealing with the kind of multiple
14 ownership that the spread of exposure and risk that we
15 recommended for the formation of these partnerships. I
16 don't know what the California situation is, but in many
17 states it is a difficult mechanical problem to show title
18 in that many parties, and particularly if they're limited
19 partnerships. The Partnership Properties Co. exists for
20 the sole purpose of holding title for the benefit of these
21 partnerships and some other minor affiliates of the
22 corporation.

23 MR. THOMPSON: Does this also then bridge you
24 back to Petro-Lewis Corporation itself then? Are these
25 three partnerships on their own then?

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1 MR. WATSON: Each of these partnerships is an
2 independent entity formed under the Uniform Partnership
3 Law of the State of Colorado and appropriately filed with
4 whatever file is necessary to do business in California
5 or any other state where they hold property. The way that
6 we get back to Petro-Lewis Corporation is by two separate
7 routes. The one that I think is most relevant to the
8 matter we're considering is the Petro-Lewis Corporation
9 has delivered its guarantee of all obligations to
10 Partnership Properties Co. It has I think promised to
11 the State that if anything goes wrong, the credit of
12 Petro-Lewis Corporation is available to back up the
13 obligations of P.P.Co.

14 If you wish to trace the economic benefits of
15 the transaction and you have P.P.Co. as what we would call
16 a bare nominee, serves no purpose other than appearing in
17 whatever records exist to show who owns it and who would
18 sign conveyances, it holds entirely for the economic
19 benefit of the three partnerships that have been identified.
20 Each of those partnerships is a separate entity. Petro-
21 Lewis Funds, Inc. as general partners of those partnerships
22 shares in whatever economic benefit those partnerships
23 create. As a subsidiary of Petro-Lewis Corporation with
24 the economic benefits to Petro-Lewis Funds, Inc. are
25 channeled back as economic benefits to Petro-Lewis

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1 Corporation and, of course, ultimately to its shareholders.
2 So that there are those two different ways to get back
3 to Petro-Lewis Corporation from P.P.Co.
4

5 I hope, as I said before, that you'll be
6 satisfied that the guarantee we've delivered as a single
7 step transaction will be sufficient for your purposes.

8 ACTING CHAIRPERSON McCAUSLAND: Are there further
9 questions?

10 MR. BLANCETT: Mr. Chairman, I'd like to make
11 a correction on these partnerships. It looks like they
12 are in 77-10, 11 and 12, the last three partnerships of
13 1977. They're equally divided in a third in each one of
14 those partnerships.

15 ACTING CHAIRPERSON McCAUSLAND: Is that a
16 calendar year?

17 MR. BLANCETT: Yes, calendar year, 1977.

18 ACTING CHAIRPERSON McCAUSLAND: So you essentially
19 have some assets acquired from limited partners in '77
20 that you have yet to actively --

21 MR. BLANCETT: In other words, we'd like to fill
22 up the earlier partnerships first. The reason being that
23 we don't like to keep uninvested funds.

24 MR. WATSON: There is another reason, and I'm
25 not sure -- these partnerships are offered to the public
on what's called a blind pool. The way we present them to

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1 the public, we can only use the money that they subscribe
2 to acquire properties that are purchased by the corporation
3 after the funds arrive. Petro-Lewis has on occasion for
4 substantial purchases modified this to identify properties
5 as being an inventory. But at the current time, the
6 standard offering to the public and modifications in
7 compliance with the SEC laws in notifying the public what
8 it is that is an inventory when the partnerships are going
9 to be available. But as we present these to the public
10 and the way that we have operated in the past, it would
11 not be appropriate for us to put any of this acquisition
12 into a partnership form after we have reached the stage
13 when we thought the acquisition was going forward.

4
14 ACTING CHAIRMAN McCAUSLAND: I understand that.
15 This may be a question beyond the scope of what's
16 reasonable for us to ask for and you don't have to answer
17 it. If you are in the process now of placing a million
18 dollars over three partnerships from calendar year 1977
19 and you're taking in what you described earlier as eight
20 to twelve million dollars a month, are you currently
21 managing a fairly large fund of short-term investments
22 or have you found producing properties for the bulk of
23 your 1978 partnership contributions?

24 MR. BLANCETT: Both. We are actively and have
25 signed contracts for substantial property purchases like

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1 this. We've been working on this since last April. It
2 takes a long time to close. We have just closed a \$50
3 million acquisition that we were on almost a year. But
4 the funds were tied up for that long and like the effective
5 date on this will be April, but the closing will be
6 hopefully November. This is a relatively small acquisition.
7 We've got uninvested funds that we keep in short-term
8 paper to make our investors as much money as possible
9 during that time.

10 ACTING CHAIRPERSON McCAUSLAND: Is your short-
11 term paper outperforming your producing properties this
12 year?

13 MR. BLANCETT: No, it sure isn't, not even at
14 the high interest rate. Our average is about 12 percent
15 for our investor over the life of the properties. But that
16 is over the life of the properties, not on one year to the
17 other.

18 ACTING CHAIRPERSON McCAUSLAND: All right. Any
19 questions?

20 EXECUTIVE OFFICER NORTHROP: I have a couple.

21 ACTING CHAIRPERSON McCAUSLAND: Mr. Northrop.

22 EXECUTIVE OFFICER NORTHROP: I have a couple, and
23 it's just for the Chairman. We've already exceeded my knowledge of the
24 economic world --

25 ACTING CHAIRPERSON McCAUSLAND: I don't answer

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1 questions.

2 EXECUTIVE OFFICER NORTHROP: -- but I would like
3 to just for my own edification get a couple of questions
4 answered.

5 You talked about leverage, and in my mind
6 leverage means on the other side of a fulcrum there is a
7 chance you won't be able to move it and it will break the
8 stick.

9 ACTING CHAIRPERSON McCAUSLAND: That's why you're
10 working for the State Lands Commission now instead of
11 Petro-Lewis.

12 (Laughter.)

13 EXECUTIVE OFFICER NORTHROP: That's right. I
14 don't understand leverage and how you work that.

15 Does that mean in this leverage you're pledging
16 the State owned reserves on other notes?

17 MR. WATSON: We have not fully, I don't think,
18 been told by the bank how to react to this. If you will
19 look at the underlying contractor's agreement, you'll see
20 a provision that the City or State, depending on which
21 one can pull the cord in the event of bankruptcy. The
22 primary value that a bank places on collateral is how it
23 looks after the borrower has gone bankrupt. I believe the
24 situation we'll face is that the bank will refuse to
25 accept these properties as collateral for anything. I

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1 think Mr. Blancett's comments on leveraging was to explain
2 the difference between the buying power of the program
3 and its initial subscriptions, and he was speaking of the
4 programs as a total. I don't think that Petro-Lewis would
5 wish to say that it wouldn't try to get a loan against
6 these properties if it could, but at the current time it
7 looks like it may be unavailable because the collateral
8 looks very fragile.

9 ACTING CHAIRPERSON McCAUSLAND: This is a fairly
10 small asset in terms of your overall --

11 MR. BLANCETT: Yes. In the total program of
12 those three programs, the 45 million just wouldn't have
13 much affect on what the collateral value is it may have.

14 ACTING CHAIRPERSON McCAUSLAND: Want to pursue
15 that?

16 EXECUTIVE OFFICER NORTHROP: Yes, I would.
17 Because it's one of our babies, I don't like to see it
18 belittled. When you look at the amount of money that
19 they're paying --

20 ACTING CHAIRPERSON McCAUSLAND: I wouldn't
21 leverage anything off of it either.

22 EXECUTIVE OFFICER NORTHROP: When you consider
23 what Petro-Lewis is paying for these properties for the
24 small percentage of the properties they're getting, when
25 you take a look at that in ratio to the percentage and give

1 it present worth -- again, I'm a country boy and I don't
2 understand all these economic things --

3 ACTING CHAIRPERSON McCAUSLAND: Good words,
4 you're doing fine.

5 EXECUTIVE OFFICER NORTHROP: You see that we
6 have got numbers, very high hundreds of million dollar
7 numbers is the value. So I just don't take kindly to
8 them belittling our property and, in fact, I think they
9 have a significant piece of property with a fantastic
10 amount of leverage available if they are able to pledge it.
11 This is the question we should know going in, that we may
12 well be buying an encumbrance on our own properties if
13 we haven't got this cleared up. That was why my naive
14 question --

15 ACTING CHAIRPERSON McCAUSLAND: Let me ask a
16 question regarding that. I recall when Arco was being
17 written up in Fortune and Business Week for the tremendous
18 amount of extension involved in the construction of the
19 Alaskan Pipe Line. While they were spread that thin, I
20 don't believe we were asking them if our leases in
21 California were pledged against the encumbrances associated
22 with the Alaskan Pipe Line. But I understand the issue
23 you're raising and I think all business corporations that
24 we deal with will leverage everything they have an opportunity
25 to leverage if the interest rates allow it. The situation

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1 here, I assume, is that you're looking at the overall
2 financial structure of the organizations you're dealing
3 with and expressing a little more concern. Go ahead and
4 proceed.

5 EXECUTIVE OFFICER NORTHROP: No, I think your
6 point's a good one and I think you're where I am. You're
7 well to point out the apparent inconsistencies in the
8 argument, but the argument is something that they came in
9 on the beginning of the development of the field and they
10 were in place. We have a chance now of someone else coming
11 in. I think it behooves staff to at least ask these
12 questions.

13 ACTING CHAIRPERSON McCAUSLAND: So the question
14 is: Will this property be pledged as collateral against
15 loans, and the answer is if they get a chance, they will.

16 EXECUTIVE OFFICER NORTHROP: Okay. That's a
17 good answer. That concludes my questioning unless staff
18 has questions.

19 ACTING CHAIRPERSON McCAUSLAND: Do you have any
20 more comments you'd like to offer for the record?

21 MR. BLANCETT: I don't think so, Mr. Chairman.

22 ACTING CHAIRPERSON McCAUSLAND: This has been
23 an enlightening discussion for me.

24 MR. BLANCETT: Thank you very much.

25 ACTING CHAIRPERSON McCAUSLAND: Anyone else wish

1 to offer any comments, observations, testimony on Calendar
2 Item 31?

3 MS. KNIGHT: Good morning. I'm Nancy Knight.
4 I represent Century Resources Development. This is Mr.
5 Morris Hodges.

6 ACTING CHAIRPERSON McCAUSLAND: Would you be
7 willing to tell us where you graduated from law school?

8 MS. KNIGHT: UCLA.

9 (Laughter.)

10 MS. KNIGHT: Am I surrounded by USC?

11 ACTING CHAIRPERSON McCAUSLAND: The Lieutenant
12 Governor's Legal Counsel thought he recognized you.

13 MS. KNIGHT: Mr. Hodges is here and would be
14 happy to answer any questions that the Commission Members
15 may have.

16 MR. HODGES: Mr. Chairman, I'm here to answer
17 any questions that you might have. I want to commend the
18 staff on that mini Arco that we have got there on the wall.
19 That's what it looks like, a mini conglomerate.

20 ACTING CHAIRPERSON McCAUSLAND: Now I'm beginning
21 to understand how people get lost.

22 MR. HODGES: I'd like to begin by saying that
23 the original intent of our trying to develop, putting
24 together something here that would hopefully benefit two
25 or three independent refiners in California that are

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1 presently having some serious problems, crude oil supply
2 problems. One of them is Demmeno Resources in Compton,
3 California, that is presently rated at about 8,000 barrels
4 a day and are only able to run 3,500 because of their
5 inability to receive or obtain a supply of crude oil
6 locally. The supply of crude that they are getting is
7 coming from local producers. They are trucking some crude
8 in from the Imperial Valley at a very high cost to them.
9 It's not economically feasible for them to continue that.

10 In the case of Macmillan Ring Free of which
11 you have copies and the staff has copies of those contracts,
12 they are presently in a position to handle 4,000 plus
13 barrels a day of Wilmington crude. They can take delivery
14 by pipe line of this crude. They have indicated by letter
15 to the staff -- I believe you have copies of those letters
16 -- their desire to obtain as much of the 5,000 approximate
17 barrels per day as they can get.

18 What we tried to do here is allocate the crude
19 to three refineries. One would be Macmillan Ring Free,
20 number one. Number two would be Demmeno Resources in
21 Compton. We have made commitments, Century Resources has
22 made commitments to Demmeno Resources. Third would be
23 Coastal Petroleum Refineries, Inc. of Bakersfield,
24 California. Now, we would expect that in the next six
25 to eight months to be able to deliver some of that crude

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1 to Coastal by virtue of an exchange. We're working on
2 that now whereby the local crude would be run by the two
3 refineries and we in turn, they would in turn buy crude
4 in the San Joaquin Valley and deliver those barrels to
5 Coastal Petroleum Refiners. That was the original intent
6 of Century Resources to get involved, was to ensure a
7 supply of crude oil to a refinery in the Bakersfield area
8 that we are financially involved in with a number of
9 independent producers in the San Joaquin Valley. A
10 substantial commitment has been made in this refinery in
11 Bakersfield and we are in escrow with Gulf Oil who we
12 purchased the unit from. We have negotiated ground leases
13 with Tenneco Oil Company for the land. We are presently
14 before the EPA and the Kern County Air Pollution Control
15 District for our permits. We would expect to have clearance
16 on those permits by the middle of October or the first of
17 November.

18 We have natural gas supply for our refinery
19 which allowed us to proceed under limitations that wouldn't
20 impair quality. So that's the reason for our being able
21 to get these permits.

22 Other than that, we started this back in April
23 or May, '77, to try to ensure that we would have a viable
24 supply of crude for these refineries. You can have a
25 refinery, but without a viable supply of crude you don't

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1 have much of a refinery. There are economic limits that
2 these small refiners, even though they do receive certain
3 benefits from the Federal Government, there are certain
4 problems they do face. If they don't run a minimum amount
5 of crude oil, their operating costs are fixed, whether
6 they run 3,000 barrels a day or seven or eight thousand
7 barrels a day. From our economic analysis, if a refinery
8 is running less than 5,000 barrels a day, they have serious
9 problems. Basically, I think that hopefully sums up what
10 we intended or tried to do in negotiating with Atlantic
11 Richfield and obtaining the supply of crude oil. It became
12 apparent to me at least in my conversations with both the
13 City and State, that although Century Resources is a small
14 company, much smaller than Petro-Lewis, that we did not
15 have the financial background or financial wherewithal to
16 satisfy both the City and State that we could potentially,
17 although you did have an opportunity for us to present our
18 financial information, although we did send financial
19 information on energy production and sales which is
20 connected with -- it's on the chart -- with Century Resources
21 to Mr. Northrop and Mr. Brock of the City of Long Beach,
22 I felt in my conversations with the staff it would take
23 somebody much stronger than Century Resources. Hence,
24 the reason for us bringing in Petro-Lewis to participate
25 with us as a financial partner.

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1 ACTING CHAIRPERSON McCAUSLAND: Questions.

2 MR. THOMPSON: You mentioned a third refinery
3 here. Now, does this show up in any of your crude oil
4 purchase ?

5 MR. HODGES: No. We have not formulated a
6 purchase agreement with Coastal Petroleum Refiners, Inc.
7 because between Demmeno Resources right now, Mr. Thompson,
8 and Macmillan Ring Free, we have tentatively committed
9 all this crude when and if it is available to them in the
immediate future. It will be essential that these two
11 refiners purchase a supply, at least a portion of this
12 crude, and return those barrels back to Coastal Petroleum
13 Refiners for their refinery in the Valley. This is common
14 practice done in the industry. In other words, a refinery
15 in the Valley may own crude in Wilmington. They in turn
16 will take barrels back. We want barrels back for our
17 refinery in the San Joaquin Valley, but only a portion
18 of the 5,000 barrels per day are we asking.

19 MR. THOMPSON: This is Demmeno, D-e --

20 MR. HODGES: D-e-m-m-e-n-o, Demmeno Resources.

21 MS. KNIGHT: Mr. Thompson, it's anticipated that
22 the Coastal Petroleum Refinery will go on stream about
23 June 1, and Demmeno has agreed to terminate or make exchange
24 crude available in the San Joaquin Valley in 1979.

25 MR. THOMPSON: This is a plant that is in

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1 existence?

2 MS. KNIGHT: No, it's a plant that's under
3 construction and is now getting the Air Quality Control
4 approval. It is not on stream and will not be on stream
5 until June 1.

6 MR. THOMPSON: What would happen if the permits
7 were not granted?

8 MR. HODGES: The crude would continue in the
9 hands of both Macmillan and Demmeno.

10 MS. KNIGHT: Century has been unwilling to make
11 longer term commitments, although both Macmillan and
12 Demmeno would prefer a longer term commitment because they
13 want the crude for the new refinery.

14 MR. THOMPSON: Am I to understand now that
15 Demmeno, there should be a crude oil purchase agreement
16 then between Century Resources Development and Demmeno
17 that will take part of that bottom line there now that
18 we have going to either Coastal Petroleum or to Macmillan?
19 Where do we come in on this?

20 MS. KNIGHT: It's actually the Tract 1 crude
21 that Century has been discussing with Demmeno.

22 MR. THOMPSON: Arco's going to take that for
23 six months?

24 MS. KNIGHT: Right. And after Arco no longer
25 takes it, then the Tract 1 crude will go to Demmeno if

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1 Demmeno can make available a comparable volume in the
2 Valley.

3 MR. THOMPSON: That's very essential that we
4 see that crude oil purchase agreement and the validity of
5 that because that's the basis for our pricing.

6 MS. KNIGHT: We understand.

7 MR. THOMPSON: The validity of that agreement
8 is what we need to step up, and that's a crucial part of
9 the whole thing.

10 MS. KNIGHT: I would like to clarify those
11 agreements that you do need. You'd like to see the
12 contract with Demmeno?

13 MR. THOMPSON: We need to know any crude oil
14 purchase that is going to be in effect in your sale from
15 Century Resources Development that will represent.

16 MS. KNIGHT: So the Demmeno and the Coastal
17 Petroleum which will not take effect immediately.

18 MR. THOMPSON: Because in all cases, Partnership
19 Properties Company is going to sell to Century Resources
20 Development?

21 MR. HODGES: That's correct. All of the crude
22 from Tract 1 and Tract 2.

23 MS. KNIGHT: The Tract 2 crude, however, is going
24 to Macmillan, and you have that contract. The State's oil is going
25 to Macmillan.

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1 MR. THOMPSON: And that is the one in which
2 they've offered to extend to the year 2000 --

3 MS. KNIGHT: Right. That's a five-year contract.

4 MR. THOMPSON: -- 2,000 barrels a day, and now
5 they'll take it all?

6 MR. HAGER: They will take all of Tract 2;
7 is that correct?

8 MS. KNIGHT: Yes.

9 MR. HAGER: And they will convince themselves
10 to taking it through 2000?

11 MS. KNIGHT: Yes.

12 MR. THOMPSON: Coastal Petroleum Refiners then
13 drops out and Demmeno --

14 MS. KNIGHT: If they drop out -- they're on
15 Tract 1. Demmeno may take it on the interim exchange
16 until the Coastal Petroleum Refiners goes on stream at
17 which time it will be exchanged for Valley crude. But if
18 you want to know where it is going locally, where it's
19 physically going to be delivered, it will probably continue
20 to be delivered to Demmeno. If for some reason Demmeno
21 cannot make such an exchange, then it would be trucked to
22 the Valley.

23 MR. THOMPSON: In all cases we need to follow
24 because it's actually how that crude will move.

25 MS. KNIGHT: Right. That is on the Tract 1 crude.

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1 MR. THOMPSON: If something messes up, then all
2 of a sudden you have crude to dispose of.

3 MR. HODGES: Macmillan Ring Free has offered,
4 but we're reluctant to sign that contract, to take all
5 of the crude in Tract 1 and Tract 2.

6 MS. KNIGHT: Macmillan, however, has furnished
7 a letter, of which you have a copy of, that they will
8 take all of the Tract 1 and Tract 2 crude in the event
9 that Century is unable for any reason to take it over the
10 life of the contract.

11 MR. HODGES: This is in Tract 2. It doesn't
12 say Tract 1. They have offered to take all of the crude
13 from Tract 1 and Tract 2 since they're short approximately
14 four to five thousand barrels a day. But I told Macmillan
15 Ring Free that that's not possible because part of this
16 crude is committed to Demmeno Resources. Of the total
17 5,500 barrels a day, because now we're talking about
18 Tract 1 and Tract 2, we talk about the total commitment
19 of Tract 1 and Tract 2, all of Tract 2 is committed to
20 Macmillan.

21 EXECUTIVE OFFICER NORTHROP: Did I understand
22 if Demmeno could not make a satisfactory exchange, you
23 would be then trucking to the Valley?

24 MR. HODGES: Well, we have a possibility of
25 crude being delivered into Macmillan's refinery, and then

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1 in turn MacMillan will make the crude available to us.
2 They'll take delivery of the entire 5,000. We could,
3 Bill, backhaul the crude to the Valley in an emergency.
4 I think the contingency items that potentially could be
5 done, we don't like to do it, but it can physically be done.
6 I believe that the exchange will be worked out between
7 Demmeno Resources and Standard Oil of California who
8 they're negotiating with -- they were in San Francisco
9 yesterday -- to take delivery of Wilmington crude, whereby
10 Standard will take delivery of Wilmington crude and
11 Standard will deliver to Demmeno in Compton by pipe line --
12 the pipe line's only 300 feet from Demmeno Resources
13 property line. They have requested through Standard Oil
14 people a connection at that point. They're negotiating
15 that right now. They wanted to know how firm our deal was.
16 I said that we hoped that it was very firm, that they
17 could go to Standard Oil now and talk to them about the
18 exchange. If that is done, then Demmeno will take pipe
19 line delivery of crude oil into their refinery and not have
20 to truck the crude.

21 MR. THOMPSON: Another question. I hate to bring
22 a third party into this, but CIPA has written a letter
23 in which they say Century Resources Development informed
24 us that they intend to exchange some of the lower tier
25 crude oil attributable to these interests with Independent

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1 Oil Producers, San Joaquin Valley, for use in steam
2 generators in the field.

3 MR. HODGES: That's correct.

4 MR. THOMPSON: This would be an unrefining use
5 of the oil?

6 MR. HODGES: That's right. That's a deemed
7 exchange whereby the physical barrels --

8 MS. KNIGHT: It's a nonrefining use, and under
9 the present regulation it would probably not bear an
10 entitlement burden as leased crude.

11 MR. THOMPSON: Is there a possibility of this
12 being changed in the future?

13 MS. KNIGHT: Yes. In which case it might not
14 be advisable for any of these parties to do it. But this
15 is while it is available, those producers in San Joaquin
16 Valley would like to take advantage.

17 MR. THOMPSON: What percent of this crude then
18 do you think will end up to be burned as fuel for steam?

19 MS. KNIGHT: I think it's a relatively small
20 percent.

21 MR. HODGES: 500 barrels a day, potentially may
22 be 1,500 barrels a day. A minimum of five and a maximum
23 of about fifteen hundred.

24 There are producers in the Valley that could use
25 this lower tier crude to burn in their generators. The

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1 fact of the matter is, I believe some of the Tract 4 crude
2 that presently is being sold is being trucked back,
3 delivered to the Valley for generator purposes. The fuel
4 costs are eight or nine dollars a barrel in the Valley,
5 and the lower tier crude in Wilmington is only \$5.20.
6 You can see the economic benefit to those producers. It's
7 a considerable savings. And these producers, some of them
8 burn five hundred to a thousand barrels a day of this crude
9 in an enhanced recovery project.

10 So there are many possibilities with the
11 Wilmington crude. Our problem is we have to get it first
12 before we can deal on it.

5
13 MR. THOMPSON: I think, again, this points out
14 the thing we've been belaboring for many years about the
15 value of our crude oil in different places and different
16 ways and the strange things the entitlements program does.

17 EXECUTIVE OFFICER NORTHROP: I think it's
18 important to point out, Mr. Chairman and Ms. Smith, that
19 this deal is very, very attractive today because of the
20 change in the entitlements program. But what they can
21 change with the stroke of a pen, they can unchange, and
22 we could well be -- and this is one of the reasons staff
23 has been very, very cautious about moving to an area that
24 looks attractive to people now because there's a tremendous
25 profit in it. But it could evaporate very quickly.

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1 MS. KNIGHT: Mr. McCausland, I would like to
2 point out that these negotiations with Arco were begun
3 a year and a half ago or more at a time when the
4 entitlements picture was not attractive, and Mr. Northrop
5 was the one that was working very hard getting that whole
6 situation turned around.

7 Our clients feel that, we hope that the
8 Department of Energy has learned something over the last
9 few years and that such a situation should not come up
10 again, but there are enough alternatives here that we
11 should never find ourselves in a situation where it was
12 so unattractive that it was an impossibility.

13 ACTING CHAIRPERSON McCAUSLAND: Governments are
14 able to unlearn very rapidly.

15 MS. KNIGHT: I guess that's something that we
16 need to be aware of.

17 ACTING CHAIRPERSON McCAUSLAND: Anything else
18 this morning on this item? All right. We'll see you
19 on the 11th.

20 MS. KNIGHT: Thank you.

21 ACTING CHAIRPERSON McCAUSLAND: In the meantime,
22 make sure that the City of Long Beach is satisfied so
23 that you'll stay on a timely basis.

24 If it's all right with everyone, we'll conclude
25 our discussion of Item 31 for today. Does staff have any

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1 last comments? Okay.

2 Mr. Thompson, you've been requested by Ms.
3 Smith to provide her with a copy of your introductory
4 comments as soon as they're transcribed.

5 MR. THOMPSON: If I can recall those words that
6 are up here somewhere, we will get them back to you.

7 ACTING CHAIRPERSON McCAUSLAND: She wants to
8 use them in her novel, I believe.

9 (Laughter.)

10 ACTING CHAIRPERSON McCAUSLAND: Calendar Item
11 32 regards the Final Report and Closing Statement of the
12 1977-78 Plan of Development and Operations and Budget for
13 the Long Beach Unit of the Wilmington Oil Field.

14 MR. THOMPSON: This is merely a closing of
15 what happened last year. In essence, we didn't make as
16 much money as we had originally estimated.

17 ACTING CHAIRPERSON McCAUSLAND: You're going to
18 make more money next year, though, and without objection,
19 Item 32 is approved.

20 Item 33 is an information item regarding
21 Micellar-Polymer Flooding techniques.

22 MR. THOMPSON: In a point of brevity, we are
23 moving along in this program and we hope to be putting
24 this slug in the ground sometime in the next six months
25 and we should see some results in 1979.

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1 ACTING CHAIRPERSON McCAUSLAND: It seems that
2 you've been discussing this with us for an awful long
3 time.

4 EXECUTIVE OFFICER NORTHROP: At least.

5 ACTING CHAIRPERSON McCAUSLAND: If the progress
6 you've made on this project is indicative of the speed
7 with which negotiations are going to proceed on the
8 assignment we just discussed, it is unlikely we'll ever
9 close anything.

10 MR. THOMPSON: We have a Federal Government
11 department in this.

12 (Laughter.)

13 ACTING CHAIRPERSON McCAUSLAND: Moving right
14 along, Item 34 regards an exemption of proposed oil and
15 gas lease from competitive public bidding procedures
16 required under the Public Resources Code for the Hilmar
17 Cemetery District. Any questions or objections?

18 MS. SMITH: None.

19 ACTING CHAIRPERSON McCAUSLAND: Without objection,
20 Item 34 is approved as submitted.

21 35 regards the proposed sale of royalty oil
22 from State oil and gas leases in the Huntington Beach
23 Field in Orange County. Any questions, objections?

24 Item 35 is approved as submitted.

25 Item 36, authorizing the issuance of a request

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1 for proposals in the award of a contract to the preparation
2 of an EIR for the resumption of oil drilling operations
3 near Point Conception. Are there any questions or
4 objections?

5 MS. SMITH: No.

6 ACTING CHAIRPERSON McCAUSLAND: Item 36 is
7 approved as submitted.

8 Item 37 is authorizing the Executive Officer
9 to solicit and accept the lowest qualified bid for
10 removal of the remains of steel sheet piling groins at
11 the Biltmore Hotel in Santa Barbara County. Questions or
12 objections?

13 MS. SMITH: None.

14 ACTING CHAIRPERSON McCAUSLAND: Item 37 is
15 approved as submitted.

16 Status of major litigation.

17 MR. STEVENS: Mr. Chairman, Ms. Smith, the
18 California Supreme Court has agreed to review the
19 Berkeley Waterfront case, the Murphy case, and a hearing
20 has been set on the Lake Tahoe case concerning the high-
21 water boundary by the Court of Appeals, and it's December
22 19th of this year. We hope for a decision on both of
23 those things before the end of the year.

24 ACTING CHAIRPERSON McCAUSLAND: Any questions?

25 MS. SMITH: No.

1 ACTING CHAIRPERSON McCAUSLAND: All right.
2 There will be a special meeting of the State Lands
3 Commission called for October 11th at 10:00 a.m. The
4 room will be announced. The two agenda items that will
5 be most likely considered will be a further discussion
6 of the Negative Declaration regarding the race course
7 and the discussion of the assignment of Tract 1 and 2
8 leases and any additional items that staff may find
9 appropriate.

10 Without objection, the meeting is adjourned.
11 (Thereupon the State Lands Commission
12 Meeting was adjourned at 11:35 a.m.)

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