Income and Small Cap Weekly

Analysis of Oil & Gas Stocks July 16, 2010

Raise San Juan Basin Royalty Trust NPV to \$25 from \$23

Symbol	SJT	Ebitda Next Twelve Months ending 6/30/11 (US\$mm)	87
Rating	Buy	North American Natural Gas/Ebitda (%)	98
Price (US\$/sh)	24.86	Natural Gas and Oil Production/Ebitda (%)	100
Pricing Date	7/15/10	Adjusted Reserves/Production NTM	13.6
Shares (mm)	47	EV/Ebitda	13.3
Market Capitalization (US\$mm)	1,160	PV/Ebitda	13.4
Debt (US\$mm)	0	Undeveloped Reserves (%)	4
Enterprise Value (EV) (US\$mm)	1,160	Natural Gas and Oil Ebitda (US\$/mcfe)	3.38
Present Value (PV) (US\$mm)	1,170	Present Value Proven Reserves(US\$/boe)	19.62
Net Present Value (US\$/unit)	25	Oil and Gas Ebitda Margin (%)	71
Debt/Present Value	0.00	Earnings Next Twelve Months (US\$/un)	1.49
McDep Ratio - EV/PV	0.99	Price/Earnings Next Twelve Months	17
Distribution Yield (%/year)	6.0	Distribution Next Twelve Months (US\$/sh)	1.49
Note: Estimated cash flow and e	earnings tied	to one-year futures prices for natural gas.	
Reported results may vary	widely fron	nestimates. Estimated present value per share revised only infred	quently.
Estimated present value p	resumes a lo	ng-term price for oil of US\$75 a barrel and natural gas, \$8 a million	n btu.
For historical analysis of S	SJT since 200	00 see www.mcdep.com/4sjt.htm	

Summary and Recommendation

Buy-recommended San Juan Basin Royalty Trust (SJT) offers a 6% distribution yield derived entirely from natural gas production in a large, high quality, long-life field. Stock price is backed by estimated Net Present Value (NPV) of \$25 a unit, up from \$23. Second quarter results represented by the most recent monthly distributions exceeded our projections of three months ago. As a result, we adjust NPV upward to bring it in line with the reserve life and cash flow relationships traced by large cap companies (see table Functional Cash Flow and Present Value on page 2). Among the factors contributing to better than expected monthly distributions for most of the past year is rising heat content signifying a shift to more lower cost, richer natural gas from tight rock and less higher cost, leaner natural gas from coal seams. Distributions have also benefitted from a narrowing of the regional price discount for San Juan gas and lesser deductions for spending to replace naturally declining capacity. Taking account of those trends and using prices already determined, we project the next three monthly distributions in the range of \$0.10 to \$0.14 a unit (see table Monthly Declarations on page 3). Seasonally higher winter natural gas price leads distributions higher in the first half of 2011 (see table Next Twelve Months Operating and Financial Estimates on page 4). SJT stock price is in an uptrend trading above its 200-day average of \$21.

Investors Favor Income and Small Cap

Four income buy recommendations have distribution yields in the range of 6-8%. Along with two small cap growth buy recommendations, McDep Ratios for the six stocks are in the range of



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0.72-1.00 (see <u>Tables 1-3</u> on pages 5-7). Two-thirds of 24 stocks have been among the best performers in oil and gas measured by current price exceeding the 200-day average. In the face of economic and electoral uncertainty, our optimism has natural gas joining in the price uptrend by crossing the 40-week average before winter. To help that happen, we look for supply growth to be tempered for awhile and for demand growth to become more evident. If we are too optimistic in our timing, the distribution yield makes waiting worthwhile in the income stocks. The downside risk in stock price for natural gas producers is diminished, we believe, by the unusually low price of natural gas at a third of the heating equivalent of oil. Further on the upside, near-zero interest rates on government securities point to attractive future capital gains in income and small cap oil and gas stocks, in our opinion.

Kurt H. Wulff, CFA

San Juan 1	Basin Royalty	Trust			
Functional Cash	h Flow and Pr	esent Value			
				Present	
	NTM Ebitda	Adjusted	PV/	Value	
	(US\$mm)	<u>R/P</u>	<u>Ebitda</u>	(US\$mm)	
North American Natural Gas	87	13.6	13.4	1,170	100%
	87	13.6	13.4	1,170	100%
Debt (US\$mm)					-
Net Present Value (US\$mm)					1,170
Shares (mm)					47
Net Present Value - Standard Estimate (US\$/sh)					25
NPV Approximation by Cash Flow Multiple Dependi	ng on Reserve	e Life (US\$/s	h)		25



		San Ju	ıan Basir	n Royalty	Trust		-		
				eclaration					
	Jul-09	Aug-09	Sep-09	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10
Distribution (\$/unit)				<i>F</i> .					
Declared	0.04	0.06	0.05	0.15	0.20	0.12			
Projected							0.11	0.10	0.14
Volume									
Natural gas (mmbtu)	3.20	3.27	3.25	2.70	2.85	2.96	3.18	3.07	3.16
Heat Content(btu/cf)	1,095	1,087	1,089	1,098	1,112	1,100	1,093	1,093	1,094
Natural gas (bcf)	2.92	3.01	2.98	2.46	2.56	2.69	2.91	2.81	2.89
Natural Gas (mmcfd)	94	100	96	88	83	90	94	94	93
Days	31	30	31	28	31	30	31	30	31
Price									
Natural gas industry quotes	lagged tw	o months	(\$/mmbtu	1)					
Henry Hub Index/Futures	3.32	3.54	3.96	5.28	4.81	3.84	4.27	4.16	4.72
San Juan Monthly Index	2.50	2.65	2.98	5.37	4.64	3.77	3.80	3.67	4.29
San Juan Index/Henry Hub	0.75	0.75	0.75	1.02	0.96	0.98	0.89	0.88	0.91
SJT/San Juan Index	0.99	1.06	0.97	0.99	1.04	1.03	1.02	1.02	1.02
SJT (\$/mmbtu)	2.48	2.82	2.89	5.31	4.81	3.87	3.88	3.75	4.37
SJT (\$/mcf)	2.71	3.07	3.14	5.83	5.35	4.26	4.24	4.10	4.78
Revenue (\$mm)									
Natural Gas	7.9	9.2	9.4	14.3	13.7	11.5	12.3	11.5	13.8
Other	(0.1)	(0.3)	0.2	(0.4)	0.2	0.2	(0.1)	(0.1)	0.2
Cost (\$mm)									
Severance tax	0.8	0.9	1.0	1.4	1.4	1.2	1.2	1.1	1.4
Operating	2.6	2.5	2.6	2.6	2.6	2.6	2.6	2.6	2.6
Total	3.4	3.4	3.6	4.1	3.9	3.8	3.8	3.7	4.0
Cash flow (\$mm)	4.4	5.5	6.0	9.9	10.0	7.8	8.4	7.7	10.1
Development	2.2	2.5	2.7	0.7	0.8	0.7	1.5	1.5	1.4
Net proceeds (\$mm)	2.2	3.0	3.3	9.1	9.1	7.2	6.8	6.2	8.7
Royalty income (\$mm)	1.6	2.3	2.5	6.9	6.8	5.4	5.1	4.7	6.5
Royalty/Net proceeds	75%	75%	75%	75%	75%	75%	75%	75%	75%
One time		(0.6)			(2.6)				
Distributable income (\$mm)	1.6	2.9	2.5	6.9	9.4	5.4	5.1	4.7	6.5
Units (millions)	46.6	46.6	46.6	46.6	46.6	46.6	46.6	46.6	46.6
Distribution (\$/unit)	0.04	0.06	0.05	0.15	0.20	0.12	0.11	0.10	0.14
Latest Twelve Month Averag	ze								
Heat Content(btu/cf)	1,079	1,080	1,082	1,089	1,092	1,093	1,093	1,094	1,094
Natural Gas (mmcfd)	96	97	97	95	94	94	94	93	93
San Juan Index/Henry Hub	0.71	0.71	0.70	0.86	0.88	0.91	0.92	0.93	0.94
SJT/San Juan Index	0.97	0.97	0.97	1.00	1.01	1.02	1.02	1.02	1.02
Other revenue	0.1	0.0	0.0	0.0	0.0	0.1	0.1	0.1	0.1
Operating	2.8	2.8	2.8	2.6	2.6	2.6	2.6	2.6	2.6
Development	2.8	2.9	3.0	2.0	1.8	1.5	1.5	1.4	1.3
Severance tax/revenue	9.8%	9.8%	9.9%	9.9%	9.9%	10.0%	9.9%	9.9%	9.9%
Ebitda Margin	73%	71%	67%	67%	68%	68%	69%	69%	70%



MCDEP Income and Small Cap Weekly Analysis of Oil & Gas Stocks

			uan Basi						
N	ext Twe	lve Mon	ths Oper	ating and	l Financia	l Estima	tes		
									Next
									Twelve
	Q2	Q1	Q2E	Q3E	Q4E	Year	QIE	Q2E	Month
	6/30/09	3/31/10	6/30/10	9/30/10	12/31/10	2010E	3/31/11	6/30/11	6/30/1
Highlights									
Revenue (\$mm) (75%)	18.4	33.7	30.3	28.9	28.5	121.4	32.4	32.4	122.1
Cash flow (\$mm) (75%)	10.7	24.7	21.4	20.3	19.9	86.2	23.4	23.4	86.9
Per unit	0.23	0.53	0.46	0.43	0.43	1.85	0.50	0.50	1.86
Distributable Income (\$mm)	1.8	21.5	21.7	16.3	15.4	74.9	18.8	18.8	69.2
Per unit	0.04	0.46	0.47	0.35	0.33	1.61	0.40	0.40	1.49
Units (millions)	46.6	46.6	46.6	46.6	46.6	46.6	46.6	46.6	46.6
Volume									
Natural gas (mmbtu)	9.2	9.3	8.5	9.4	9.3	36.5	9.2	9.2	37.2
Heat Content(btu/cf)	1,081	1,092	1,103	1,093	1,092	1,095	1,092	1,092	1,093
Natural gas (bcf)	8.5	8.5	7.7	8.6	8.5	33.4	8.4	8.4	34.0
Natural Gas (mmcfd)	95.6	92.7	86.6	93.6	92.7	91.4	91.7	90.8	93.2
Days	89	92	89	92	92	365	92	89	365
Oil (mb)	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.1
Oil (mbd)	0.2	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Days	89	92	89	92	92	365	92	89	365
Total gas & oil (bcf)	8.6	8.6	7.8	8.7	8.6	33.7	8.5	8.5	34.3
Price									
Natural gas (\$/mmbtu) (Her	rv Hub lag	ged two m	onths)						
Henry Hub (\$/mmbtu)	4.06	4.88	4.64	4.38	4.43	4.58	5.10	5.10	4.76
Differential (%)	36	3	0	9	10	5	10	10	10
Net to SJT (\$/mmbtu)	2.61	4.74	4.64	4.00	3.99	4.33	4.59	4.59	4.29
Natural gas (\$/mcf)	2.82	5.17	5.12	4.37	4.36	4.75	5.02	5.02	4.69
Oil (\$/bbl) (WTI Cushing la			3.12	1.57	1.50		3.02	3.02	1102
WTI Cushing	45.65	76.95	80.71	74.59	75.40	76.91	76.92	78.00	76.23
SJT	36.58	67.66	70.97	65.58	66.30	67.61	67.62	68.57	66.99
Total gas & oil (\$/mcf)	2.86	5.23	5.19	4.43	4.42	4.81	5.07	5.07	4.75
Revenue (\$mm)	2.00	3.23	3.17	7.73	7.72	7.01	3.07	5.07	4.75
Natural Gas	24.0	44.1	39.5	37.7	37.1	158.4	42.3	42.3	159.5
Oil	0.6	0.9	0.9	0.8	0.8	3.5	0.9	0.8	3.4
Total	24.6	45.0	40.4	38.5	38.0	161.9	43.2	43.2	162.9
Cost (\$mm)	24.0	43.0	40.4	30.3	36.0	101.9	43.2	43.2	102.9
Severance tax	2.4	4.3	4.0	3.7	3.8	15.8	4.3	4.2	16.0
Operating	7.8	7.8	7.8	7.7	7.7	31.1	7.7	7.7	31.0
Total	10.3	12.1	11.8	11.5	11.5	47.0	12.0	12.0	47.0
Cash flow (\$mm)	14.3	32.9	28.5	27.0	26.5	114.9	31.2	31.2	115.9
Development	11.0	3.4	2.2	4.4	5.6	15.7	5.6	5.6	21.2
Net proceeds (\$mm)	3.3	29.4		22.6	20.9	99.2	25.6	25.6	94.7
			26.3						
Royalty income (\$mm) Royalty/Net proceeds	2.5	22.1 75%	19.7	17.0	15.7 75%	74.4 75%	19.2 75%	19.2 75%	71.0 75%
Administration	75%	75%	75%	75%	75%				
	0.7	0.6	0.7	0.7	0.3	2.2	0.4	0.4	1.8
One-time	1.0	21.5	(2.6)	162	1 <i>5 A</i>	(2.6)	100	10.0	- -
Distributable income (\$mm)	1.8	21.5	21.7	16.3	15.4	74.9	18.8	18.8	69.2
Severance tax/revenue	9.9%	9.6%	9.9%	9.7%	9.9%	9.8%	9.9%	9.8%	9.8%
Operating cost (\$/mcf)	0.91	0.91	1.01	0.89	0.90	0.92	0.91	0.91	0.90
Development/Cash flow	77%	10%	8%	16%	21%	14%	18%	18%	18%



D.C. D				Table 1	7 17	- Th	40 11			
	_				Cap Ene					
De	ebt, Bu	sin	ess Seg	ments	and Inc	ome Yi	eld			
						Present	Value			
			D							
Ç	umb ol/Da		Price	EV/	Entomoiao	by Segm	ent (%)	Di a4	Diat	
۵	ymbol/Ra	-			Enterprise	NAmer.	0:1	Dist.	Dist.	14.0
,		Buy	15-Jul	Market	Value	Natural	Oil	NTM	Yield	McDep
	CB (see be	low)	2010	Cap	(\$mm)	Gas	Prod'n	(\$/un)	(%)	Ratio
Canadian Income Trusts (US\$)										
Peyto Energy Trust	PEYUF		15.01	1.24	2,240	76	24	1.39	9.3	1.00
Pengrowth Energy Trust	PGH		9.54	1.47	4,100	39	61	0.81	8.5	0.91
Penn West Energy Trust	PWE		19.91	1.39	11,900	23	77	1.74	8.8	0.90
Enerplus Resources Fund	ERF		22.36	1.22	4,900	42	58	2.09	9.4	0.78
Canadian Oil Sands Trust	COSWF	СВ	26.58	1.11	14,200		100	1.93	7.3	0.72
Total or Median					37,300					0.90
Small Can Indopendent Producers										
Small Cap Independent Producers Petrohawk Energy Corporation	HK		17.58	1.51	8,070	96	4	-	_	1.06
Range Resources	RRC		41.91	1.27	8,530	95	5	0.08	0.2	1.00
e	XEC	В	75.25	1.10	7,050	71	29	0.08	0.2	1.00
Cimarex Energy Company Denbury Resources Inc.	DNR	D	15.02	1.10	9,230	16	84	0.32	0.4	1.00
Ultra Petroleum	UPL		45.67	1.17	9,230 8,180	94	6	-	-	0.92
				1.17		13				
Whiting Petroleum Corporation	WLL		81.93		5,870		87	- 0.20	- 1 1	0.87
Berry Petroleum Company	BRY	Б	27.42	1.76	2,470	31	69	0.30	1.1	0.87
Birchcliff Energy Ltd. (US\$)	BIREF	В	9.85	1.20	1,500	66	34	-	-	0.74
Total or Median					50,900					0.96
Top Line Cash Payers										
Sabine Royalty Trust	SBR		51.07	1.00	750	50	50	3.39	6.6	1.14
Permian Basin RT	PBT		18.99	1.00	890	38	62	1.16	6.1	1.05
Cross Timbers Royalty Trust	CRT		34.66	1.00	210	75	25	2.26	6.5	1.02
Dorchester Minerals, L.P.	DMLP	В	26.31	1.02	800	71	29	1.68	6.4	0.97
Freehold Royalty Trust (US\$)	FRHLF		16.10	1.09	1,020	25	75	1.63	10.1	0.95
Total or Median					3,700					1.02
Bottom Line Cash Payers										
Linn Energy, LLC	LINE		28.59	1.41	5,830	42	58	2.52	8.8	1.23
Legacy Reserves L.P.	LGCY		24.55	1.36	1,310	16	84	2.08	8.5	1.16
Encore Energy Partners, L.P. (52%)			18.77	1.31	580	23	77	2.00	10.7	1.08
San Juan Basin Royalty Trust	SJT	В	24.86	1.00	1,160	100	-	1.49	6.0	0.99
Hugoton RoyaltyTrust	HGT	В	19.76	1.00	790	90	10	1.50	7.6	0.94
Mesa RoyaltyTrust	MTR		45.00	1.00	84	75	25	3.60	8.0	0.94
Total or Median					9,800					1.04
Composite (excl COSWF)										
Enterprise Value Weighting					87,500	54	46			0.96
Equal Weighting					,c o o	55	45			0.98
Equal Weighted Buys						69	31			0.93
CB=Contrarian Buy, Stock Price ap										
McDep Ratio = Market cap and Def										
Present Value presumes long-term	prices of \$	75 a l	barrel for o	il and \$8 a	a million btu t	for natural	gas.			



			ble 2					
McDep Inco	me and	l Sn	nall Ca	ıp Enei	rgy Por	tfolio		
Net Pr	esent V	⁷ alu	e and	McDep	Ratio			
			Price			Net		
			(\$/sh)		Market	Present	Debt/	
	Symbol/		15-Jul	Shares	Сар	Value	Present	McDe
	Ra	ting	2010	(mm)	(\$mm)	(\$/un)	Value	Ratio
Canadian Income Trusts (US\$)								
Peyto Energy Trust	PEYUF		15.01	120.5	1,810	15.00	0.19	1.00
Pengrowth Energy Trust	PGH		9.54	290.0	2,770	11.00	0.29	0.91
Penn West Energy Trust	PWE		19.91	428.3	8,530	23.00	0.25	0.90
Enerplus Resources Fund	ERF		22.36	178.0	3,980	30.00	0.14	0.78
Canadian Oil Sands Trust	COSWF	СВ	26.58	484.0	12,860	38.00	0.07	0.72
Total or Median					30,000		0.19	0.90
Small Cap Independent Producers								
Petrohawk Energy Corporation	HK		17.58	303.0	5,330	16.00	0.36	1.06
Range Resources	RRC		41.91	160.0	6,700	40.00	0.22	1.04
Cimarex Energy Company	XEC	В	75.25	85.4	6,430	75.00	0.09	1.00
Denbury Resources Inc.	DNR		15.02	390.0	5,860	15.00	0.37	1.00
Ultra Petroleum	UPL		45.67	154.0	7,010	50.00	0.13	0.92
Whiting Petroleum Corporation	WLL		81.93	59.2	4,740	95.00	0.17	0.87
Berry Petroleum Company	BRY		27.42	51.0	1,400	35.00	0.37	0.87
Birchcliff Energy Ltd. (US\$)	BIREF	В	9.85	127.0	1,250	14.00	0.12	0.74
Total or Median					38,720		0.20	0.96
Top Line Cash Payers								
Sabine Royalty Trust	SBR		51.07	14.6	750	45.00	_	1.14
Permian Basin RT	PBT		18.99	46.6	890	18.00	_	1.05
Cross Timbers Royalty Trust	CRT		34.66	6.0	210	34.00	_	1.02
Dorchester Minerals, L.P.	DMLP	В	26.31	29.8	780	27.00	0.02	0.97
Freehold Royalty Trust (US\$)	FRHLF		16.10	58.4	940	17.00	0.07	0.95
Total or Median					3,570			1.02
Bottom Line Cash Payers								
Linn Energy, LLC	LINE		28.59	144.0	4,120	21.00	0.36	1.23
Legacy Reserves L.P.	LGCY		24.55	39.2	960	20.00	0.30	1.16
Encore Energy Partners, L.P. (52%)	ENP		18.77	23.4	440	17.00	0.26	1.08
San Juan Basin Royalty Trust	SJT	В	24.86	46.6	1,160	25.00	-	0.99
Hugoton Royalty Trust	HGT	В	19.76	40.0	790	21.00	-	0.94
Mesa RoyaltyTrust	MTR		45.00	1.9	84	48.00	-	0.94
Total or Median			.5.00	1.7	7,550	.0.00		1.04
D_Duy, CD_Control Duy, Stock Di-	000000041	, in d	ountee d	aome are 1	to 200 d	. 01102222		
B=Buy; CB=Contrarian Buy, Stock Price McDep Ratio = Market cap and Debt to								
Present Value presumes long-term prices								



			able 3					
McDep Inco				_	.			
Value 1	Multipl	es -	Rank	by EV	/Ebitda	a		
			Price			Adjstd		
				Revenue	Dist/	Resrvs/	PV/	EV
	Symbol/		15-Jul	Royalty	Equity	Prod	Ebitda	Ebitde
	-	ing	2010	(%)	Equity	NTM	NTM	NTN
		Ŭ						
Canadian Income Trusts (US\$)								
Peyto Energy Trust	PEYUF		15.01		1.10	23.1	11.8	11.8
Canadian Oil Sands Trust	COSWF	CB	26.58		0.66	31.0	13.0	9.4
Penn West Energy Trust	PWE		19.91		0.71	9.9	9.4	8.4
Pengrowth Energy Trust	PGH		9.54		0.62	9.9	8.4	7.6
Enerplus Resources Fund	ERF		22.36		0.63	9.7	9.0	7.1
Median						9.9	9.4	8.4
Small Cap Independent Producers								
Range Resources	RRC		41.91		-	12.4	11.7	12.1
Ultra Petroleum	UPL		45.67		-	14.1	12.4	11.4
Birchcliff Energy Ltd. (US\$)	BIREF	В	9.85		-	22.4	15.0	11.
Petrohawk Energy Corporation	HK		17.58		-	7.1	8.8	9.3
Denbury Resources Inc.	DNR		15.02		-	11.3	9.1	9.1
Berry Petroleum Company	BRY		27.42		-	13.1	8.0	7.0
Whiting Petroleum Corporation	WLL		81.93		-	10.3	7.6	6.6
Cimarex Energy Company	XEC	В	75.25		-	6.4	5.8	5.8
Median						11.9	8.9	9.2
Top Line Cash Payers								
Sabine Royalty Trust	SBR		51.07	100	1.00	8.7	13.3	15.1
Cross Timbers Royalty Trust	CRT		34.66	84	0.96	13.6	14.4	14.7
Permian Basin RT	PBT		18.99	42	0.89	13.3	13.8	14.6
Dorchester Minerals, L.P.	DMLP	В	26.31	77	0.91	7.5	14.7	14.3
Freehold Royalty Trust (US\$)	FRHLF	В	16.10	71	0.91	8.6	9.3	8.9
Median	TIGILA		10.10	71	0.07	8.7	13.8	14.6
D. H L' C L D								
Bottom Line Cash Payers Linn Energy, LLC	LINE		28.59		1 61	20.0	12.4	16.5
San Juan Basin Royalty Trust	SJT	D			1.61 0.80	13.6	13.4	13.3
Hugoton Royalty Trust	HGT	B B	24.86 19.76		0.80	12.3	12.5	11.8
		ם						
Mesa RoyaltyTrust	MTR		45.00		0.91	9.2	12.1	11.3
Encore Energy Partners, L.P.	ENP		18.77		1.14	12.9	9.7	10.5
Legacy Reserves L.P. Median	LGCY		24.55		0.92	12.0 12.6	8.8 12.3	10.2
							12.0	11.5
B=Buy; CB=Contrarian Buy, Stock Price								
EV = Enterprise Value = Market Cap and							1	
and amortization; NTM = Next Twelve M					tock Price	to		
Earnings; PV = Present Value of oil and g								
Top Line Cash Payers defined as those h	aving Rev	enue	Royalty	(see fifth co	olumn fron	n right).		



Income and Small Cap Weekly

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Research Methodology/Ratings Description: McDep LLC is an independent research originator focused on oil and gas stocks exclusively. The firm applies the thirty years of experience of its analyst to estimate a present value of the oil and gas resources and other businesses of covered companies. That value is compared with a company's stock market capitalization and debt. Stocks with low market cap and debt relative to present value tend to outperform stocks with high market cap and debt relative to present value. Buy recommendations are expected to deliver a total return better than 7% per year above inflation. Hold recommendations assume the attributes of the underlying business are reflected in the current price of the stock. Sell recommendations are expected to deliver a total return less than inflation.