



**Petroleum & C-Store Management Group**®  
**Gas Station • Truck Stop • Carwash • Convenient Store • Liquor store**  
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## **CURRICULUM VITAE**

Mr. Sinai is the President of Petroleum & C-Store Management Group® with the corporate office located in Los Angeles, CA. His company manages, operates trades gas stations, truck stops, convenient stores, liquor store and car washes throughout the U.S. His clients include banks, private owners, dealers, private investors, oil companies and litigation cases. Mr. Sinai actively manages a ground team that works seamlessly with clients' in order to have smooth take-over of the facilities on day to day management and/ or receiverships.

Mr. Sinai was also a director and member of executive board consultant to several international redevelopment projects including Israel, Saudi Arabia and Mexico.

Mr. Sinai was a member of delegated Board of Trustee with over 46 jurisdictions, served litigation cases.

Mr. Sinai and his masterful and professional team of staffs and colleague provide expert witness testimonial services as well as Trustee and Receivership services in all 50 states for clients on litigation and/or eviction cases such as Lender & Borrower disputes, Landlord & Tenant dispute, Oil Company & Operator disputes, Oil Company & related supply contract disputes, partnership income & expenses disputes. As well as designated expert witness and adviser on environmental matters, underground UST system matters, site assessment, Eminent Domain & Right of way, valuation & recovery, Phase I, Phase II & related matters, Safety, Precautionary, Preventive and Gross Negligence cases.

**Professional History:**

April 2001 – 2023

**Receiver for SBA and FDIC Lenders**

Mr. David Sinai and his team are articulate and persuasive consultant with extensive experience in the Gas Station, Service Station, Truck Stops, Convenient Stores, Liquor Stores and related industry and its legal system as a management, operator, assignee, receiver and consultant for receivers and attorneys in civil, family and criminal cases. Excels in obtaining resolution for complex scenarios involving real property, personal property and finances. Special capabilities in total management, finance, banking, insolvency and real estate, which is useful in the operation of closed or ongoing Gas Station, Service Station, Truck Stops, Convenient Stores, Liquor Stores business concerns. Demonstrates excellent communication, management, problem-solving and decision-making skills.

- Capable and available Providing services in 50 states as a court ordered receiver. When appointed to a case, take control of the operation, analyze how it is being run and conduct a complete inventory of the assets.
- Receiver/Consultant to Receiver/Assignee
- Manage/operate ongoing business concerns of Receivership/Assignment Estates
- Identify, seize/secure and liquidate real and personal assets to satisfy creditors
- Negotiate and draft documents for the sale of real and personal property
- Resolve tax, construction, fraudulent transfers and mortgage lien litigation involving real estate, personal property and liquor licenses
- Extensive history of successfully listing, negotiating contracts and selling Gas Station, Service Station, Truck Stops, Convenient Stores, Liquor Stores and vacant land properties as a consultant and broker/realtor through in house and network of expert licensed real estate brokers disposition system.

March 2001 – 2023

### **Bank & Private Lender Assets Management**

Worked with Bank & Private lenders and investors REO and Special Assets Departments to preserve the banks' and lenders' assets by creating, structuring and implementing professional plans on all defaulted and dark status gas station, carwash, liquor store and convenience store facilities.

Consult and Advisor for Lenders Special Assets divisions and Federal Depository Insurance Corporation' creating a strategic agenda to maintain property and business value to maximize our client's recovery.

Direct the in house brokers, accountants and lead the internal relationships to assist the clients for liquidation process with maximum recovery.

Provides sophisticated, creative, responsive and customized consultation, Management and Operation services to the clients and their counsel, developed strategies and tactics for transactions and assets recovery, litigation managements, particularly when the borrowers are entered in to a defaulted status and or where there are obstacles to traditional foreclosures or assets recovery.

May 2002 – 2023

### **Case Study, Petroleum Expert Witness and Consulting Services**

Provide expert witness testimonial and consulting services in all 50 states for clients on:

- Forensic case study and discovery
- Litigation and/or eviction cases such as Lender & borrower disputes
- Tenant & landlord disputes
- Oil Company & operator disputes
- Oil Company & related fuel supply contract disputes
- Right of first refusal (ROFR or RFR)
- PMPA (Petroleum Marketing Practices Act) Litigation of Termination or Non-Renewal Cases
- Management & operation disputes
- Partnership income & expenses disputes

- Consumer protection cases
- Skimming & fraudulent credit card cases
- ABC – Liquor & Alcoholic Beverage Control and licensing cases
- Maintenance procedure disputes
- Employee and Employer disputes
- Financial disputes, Income & Expense
- Construction- Building and safety disputes, designs and drawing cases
- Supply and demand disputes
- Boycotts - gas out and Spurning cases
- Gas station explosions and refueling fires cases
- Gas station and convenient store murder and lack of safety cases
- Gas pump, weight and measure cases
- Calibration and irregulation disputes
- Commingling and breach of trust- piercing the corporate veil – fiduciary
- Slip and falls cases
- Gasoline and diesel burns cases
- Vapor inhalation scorching cases
- Faulty nozzle triggers cases
- Assaults cases
- Vehicle collisions within the premises cases
- Fires cases
- Foreseeable harm matters
- Negligence and Duty of Care and Foreseeability on Gas Station, Carwash and Convenient Stores.
- Malfunctioning unit, equipment and components
- Product liability disputes
- Also provide expert witness advice on environmental matters, underground UST system matters, site assessment, valuation & recovery, and Phase I, Phase II & related matters.
- Compliance Matters related to Fire Department, Health Department, OSHA, Weight and Measure, Air Quality District Management and other regulating agencies.

**International Petro & Food Mart Consulting Group, Phoenix, Arizona  
Petroleum and C-store Management Group, Los Angeles, California**

President of company that managed and operated gas stations, convenience stores and car washes throughout the U.S.A and MIDDLE EAST. Clients include banks, private owners, dealers, private investors as well as oil companies and jobbers.

Managed a ground team that worked seamlessly with clients' in order to have a smooth take-over of business.

On average monthly, consulted and /or managed and operated over 200 locations nationally and internationally.

Exclusive Sr. lead consultant and full task project manager, operation management and operation company for Saudi Arabia Mega Project ( KSA Mega Service Station Program) . The project consisted of \$11.5 billion US dollar and started on first quarter of 2015 and was expected to be completed by first quarter of 2018. Saudi government, Saudi Royal family and European Private Investment Company created a joint venture to buy-out, raise & rebuilt and establish total of 3,000 up-to-date, state of the art modern retail Gasoline stations, Convenient Stores, QSR, Carwash facilities in most major cities and counties of Saudi Arabia. Mr. David Sinai and his team of staffs at Petroleum and C-store Management Group were the lead coordinator and total project management of this mega project in discipline of initiating, planning, executing, controlling, and closing the work of a team to complete this project. His team was responsible for all initial Acquisition plan, Technical & Feasibility study of this project.

**Mr. David Sinai and his international and ground team were further responsible for:**

- MARKET RESEARCH
- FUEL STATIONS & REGULATORY REQUIREMENTS
- REGULATIONS- MOMRA
- THE OPPORTUNITY – FUEL RETAILING
- GROUND LEVEL
- NEW IMAGE – NEW FLAGS, NEW LIFESTYLE
- BRANDING, CONTRACTING THE FUEL SUPPLIERS & VENDORS
- OPERATION STRATEGY PLAN
- ACQUISITION AGENDA
- UNDERSTANDING THE MARKET
- HISTORICAL & PROJECTION FOR FUEL CONSUMPTION IN KSA
- UNDERSTANDING THE IMPORTANCE OF BRANDED PRODUCTS
- CAPITAL STRUCTURE AND FINANCING COSTS
- THE PURCHASE AND SALE AGREEMENT PROCESS
- ACQUISITION & SITE DUE DILIGENCE
- ENVIRONMENTAL LAWS AND REGULATIONS STUDY IN KSA. Preserving our planet- dedicating to clean air & environmental planning, working with us and European environmental regulating agency consultants to implement and built low emission facilities in KSA. Environmental mission statement for KSA project.
- PROJECT SOCIAL RESPONSIBILITY & DEDICATION TO KSA ENVIRONMENT
- OPERATING THE CAR WASH
- UST SYSTEMS
- SITE REQUIREMENTS
- ACQUISITION COST
- INITIAL PROPOSED FACILITIES FOR ACQUISITIONS
- ACQUISITION PLAN STRATEGY
- DETAILED ACQUISITION BY REGIONS

### **Petroleum Consultant, Redevelopment and Project Manager**

In over 175 locations nationwide, managed the sourcing process (development of RFPs/RFQs, evaluation, negotiation, contract award) for material and equipment not covered by existing category management strategies.

Designed, Project managed and / or built over 145 Gas station, car wash and convenient store facilities.

Designed and project managed a project that consisted of scheduled 3,000 state of the art and modern retail Gasoline stations, Convenient Stores, QSR, Carwash facilities in most major cities and counties of Saudi Arabia.

Over the course of last decade and on several occasions, Mr. David Sinai and his company was a lead US based consultant for a for group of independent architectures and contractors working on several ISRAELI chain fuel stores branded such as “PAZ” , “Delek’ and “ SONOL “ , to conduct and provide a third party survey, consulting and US expert opinion in regards to various area of their operations .

Paz, Delek and Sonol are the largest ISRAELI fuel provider and the country's largest gas station chains. Paz is a leading chain of 272 gas stations and 236 convenience stores; Delek operating 250 gas stations and 190 convenience stores around the country ranked 2<sup>nd</sup>. and Sonol brand consist of 240 petrol stations and more than 185 convenience stores ranked 3<sup>rd</sup>.in the country.

Trained and consulted onsite managers working at Chevron, Shell, Citgo, and 76, Shell, ConocoPhillips, Exxon, Mobile, Arco, and BP retail facilities.

Legal consultant to attorneys and advisory chairman for litigation cases.

Mr. Sinai was a guest speaker as lead consultant for group of attorneys on panel II on IRWA (California Inland Empire Chapter 57) program that was coordinated by Law Offices of Best Best & Kreiger , LLP. , Law Offices of Murphy & Evertz LLP. , Law Offices of Brissman & Nemat and Pierce Law Firm On the matters related to Metro Mega Projects, Eminent Domain & Right Of way.

Mr. Sinai’s ground team are actively involving and dedicated in performing on-site and hand-on training on newly franchised branded sites as well as none-franchised dealers and operators that require assistance, consulting and live on-site training.

**Education / Licenses/Certificates:**

**Santa Monica College:** Business, Accounting, Real Estate Law.

**West Los Angeles College:** Business Law, Criminal Phycology, Economy.

**Los Angeles Technical College:** Business Law, Real Estate.

**Chevron Products Company:** Dealership / Facility Management.

**ConocoPhillips:** Dealership / Facility Management.

**Certificate** received for the completion of a course in **Business Mgmt.**

**Certificate** for the completion of a course in **Business Administration.**

**Certificate** for the completion of a course in **Real Estate Principles.**

**Certificate** for the completion of a course in the Legal Aspects of **Real Estate.**

**Certificate** for competition of **environmental protection and petroleum vapor recovery** program, Rule 461., EPA.

**Certified member of** Air Quality District Management

**Studied and researched Department of Environmental Protection and consumer** on various jurisdictions for environmental laws that regulate air, water and soil quality, pesticide use and waste recycling and reduction.

**License** received by **Department of Alcoholic Beverage Control (ABC)** on multiple jurisdiction.

**Diploma** received by the Washington **Department of Environmental Protection** and consumer as a certified state site inspector from Petro Class for Washington class A/B/C.