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RESOLUTION ADOPTED BY THE BOARD OF DIRECTORS OF
TEXACO REFINING AND MARKETING INC.
AUGUST 15, 1985

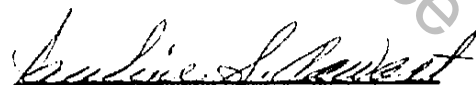
RESOLVED, that the president is authorized, from time-to-time, to approve the terms and conditions of the sale, exchange, donation, or other transfer of any real property or other fixed (capital) assets of the Corporation having a sale value not in excess of \$1,500,000, and is authorized to delegate so much of such authority to other Officers and employees of the Corporation as he deems appropriate for operational efficiency; and

RESOLVED FURTHER, that the president, the executive vice presidents, the senior vice presidents, the vice presidents, the General Manager - Corporate Real Estate, and the regional managers are hereby severally authorized to sign, and the secretary and the assistant secretaries are hereby severally authorized to attest and affix the Corporate seal to, such deeds, bills of sale, and other instruments, and to do such other acts, as may be necessary or proper to carry out the purpose of this resolution; and

RESOLVED FURTHER, that the delivery of any such deed, bill of sale, or other instrument so signed, attested and sealed shall be conclusive evidence that the transaction has the approval of the president of the Corporation and has been executed within the authority of this resolution; and

RESOLVED FURTHER, that the foregoing resolution supersedes the resolution of February 22, 1985 relating to the same subject.

A true copy, I certify.


PAULINE S. COWART
Assistant Secretary

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SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That TEXACO REFINING AND MARKETING INC., a Delaware corporation whose address is 1111 Rusk Street, P.O. Box 52332, Houston, Texas 77052 (hereinafter called "Grantor"), for consideration of Ten dollars (\$10.00), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey and confirm unto MOBIL OIL CORPORATION, a New York corporation, whose address is 3225 Gallows Road, Fairfax, Virginia 22037 (hereinafter called "Grantee"), and its successors and assigns, the real property described in Exhibit A attached hereto (the "Property"), together with any and all servitudes, easements, rights-of-way, licenses and other rights in real property

TO HAVE AND TO HOLD the Property, together with all appurtenances thereunto belonging to Grantee, its successors and assigns forever, subject however to (a) liens for property taxes that are not due and payable, and (b) all matters shown on the public records.

And the Grantor for itself, its successors and assigns hereby covenants with the Grantee, its successors and assigns that Grantor owns the Property in fee simple absolutely free and clear of all encumbrances whatsoever by, from, through and under Grantor except as stated above, and that Grantor, its successors and assigns will forever warrant and defend the same, with the appurtenances thereunto belonging, unto the Grantee, its

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Handwritten notes on the left margin:
FIRST AND SECOND...
COUNTY OF COOK...
ORDER # 310184
P n. 13-09-404-022
023
024
025

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP MAY 12 '86
P.R. 11432
55.00

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successors and assigns, against claims of all persons claiming by, from, through or under the Grantor, but against no other claims.

IN WITNESS WHEREOF, Grantor has executed this deed this 15th day of April, 1986.

ATTEST:

By: *Pauline S. Cowart*
PAULINE S. COWART,
Title: ASSISTANT SECRETARY

TEXACO REFINING AND MARKETING INC.

By: *M. Robinson*
Sr. Vice President
Title: _____

RECORDED
J.P.A.
APR 15 1986

This instrument was prepared by Jerome L. Francis, attorney, Texaco Refining and Marketing Inc., 4601 DTC Boulevard Denver, CO 80237.

LK
LK

Property of Cook County Clerk's Office

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STATE OF Texas 13-09-404-025
)
 COUNTY OF Tarrant) ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that RR Dickinson, personally known to me to be the ~~General~~ Vice President of TEXACO REFINING AND MARKETING INC., and Arthur Stewart personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Assistant Secretary, they signed and delivered the said instrument as Vice President and Assistant Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 15th day of April 1986

Cheryl Gurley
 Notary Public
 CHERYL GURLEY
 Notary Public, State of Texas
 My Commission Expires: 10-6-87

My Commission expires

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Cook County Clerk's Office

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EXHIBIT A

Lots One (1), Two (2), Three (3) and Four (4) in Oldfield's Subdivision of part of the Northeast Quarter (1/4) of the Southeast Quarter (1/4) of Section 9, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, according to Plat thereof, recorded November 11, 1919, as Document Number 6669646, in Book 158 of Plats, Page 22.

Being the same property conveyed to Texaco Refining and Marketing Inc. from Statewide Stations, Inc., by Deed dated 4-7-86 and recorded 5-14-86 as Document Number 3514733 in Book of Deeds of said County.

Also known as: Cicero & Foster, Chicago, Illinois

Permanent Tax Numbers: 13-09-404-022 1
13-09-404-023 2
13-09-404-024 3
13-09-404-025 4

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IN DUPLICATION

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Age of Grantor Legal
Address _____

Husband COOP
Wife _____

Submitted by _____

Address _____

Deliver New certif. to _____

Remainder to _____

Six Card _____

Wains

First American Title Insurance
Company of Mid America
100 North LaSalle Street
Chicago, Illinois 60602
Suite 400
750-6780

C10184