

## QUITCLAIM DEED

This deed made this 30th day of October, 1997, by TRMI HOLDINGS INC. (formerly named TEXACO REFINING AND MARKETING INC.), a Delaware corporation, having an office at 1111 Bagby Street, Houston, Texas 77002, Party of the First Part, and STAR ENTERPRISE, a general partnership formed under the New York Uniform Partnership Act, having an office at 12700 Northborough Drive, Houston, Texas 77067, Party of the Second Part,

## WITNESSETH:

That said Party of the First Part, for a valuable consideration to it in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, does hereby release, remise and forever quitclaim unto the said Party of the Second Part, its successors and assigns forever, all of Party of the First Parts right, title and interest in and to any oil, gas and other minerals (including without limitation, helium, lignite, sulphur, phosphate and other solid, liquid and gaseous substances) regardless of the nature thereof and whether similar or dissimilar, in, on and under all that certain real property in the Town of Brooklyn, County of Kings, State of New York, being fully described in Exhibit A attached hereto and made a part hereof for all purposes.

To have and to hold the said released mineral interests unto Party of the Second Part, its successors and assigns, so that neither Party of the First Part, nor any other person or entity in its name and behalf shall or will hereafter claim or demand any right or title to said mineral interests, or any part thereof, but they and each of them shall, by these presents, be excluded and forever barred.

In Testimony Whereof, Party of the First Part, by its duly authorized officers, has hereunto set its hand and affixed its seal.

TRMI HOLDINGS INC.

By: John A. Price  
Attorney-In-Fact

ATTEST:

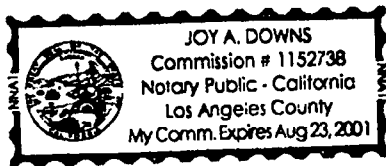
By: H. D. Williams  
H. D. WILLIAMS  
ASSISTANT SECRETARY

Prepared by:

Gary W. Dzierlenga, Esq.  
12700 Northborough Dr.  
Houston, TX 77067

REEL 4215 PG 0137 A

STATE OF California, COUNTY OF Los Angeles ss. On the  
30<sup>th</sup> day of October, 1997, before me personally came \_\_\_\_\_  
John A. Price to me known, who being by me duly sworn did depose and say that  
he resides at 691 Chippendale Ave in the City of Leim Valley  
; that he is the Attorney-in-Fact of TRMI Holdings Inc., a  
Delaware corporation, the corporation described in and which executed the above instrument; and  
that he signed his/~~her~~ name thereto by order of the Board of Directors of said corporation.



Joy A. Downs  
Notary Public  
My Commission Expires: 8/23/2001

Ref. 4216 PG 0137  
B

EXHIBIT "A"

SECTION 8 BLOCK 2277 LOT 1 ON THE TAX MAP OF KINGS COUNTY

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate in the Borough of Brooklyn, County of Kings, City and State of New York, are bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northeasterly side of North 12th Street and the northwesterly side of Kent Avenue;

RUNNING THENCE southwesterly along said north side of North 12th Street, 1,010 feet on a westerly line;

THENCE north 90 degrees along bulkhead line, 100 feet;

THENCE north east along bulkhead line to a point, 134.71 feet and 188.0 feet north of back line formed by north side of North 12th Street;

THENCE north east along south side of Bushwick Inlet to a point, 178.57 feet and 142.0 feet north of base line formed by the north side of North 12th Street;

THENCE north east along south side of Bushwick Inlet to a point, 308.02 feet and 316.0 feet north of base line formed by north side of North 12th Street;

THENCE north east along south side of Bushwick Inlet to a point, 352.67 feet and 398.0 feet north of base line formed by north side of North 12th Street;

THENCE south east to a point 46.17 feet and 394.0 feet north of base line formed by north side of North 12th Street;

THENCE south east to a point on the west side of Kent Avenue, 51.66 feet and south 120.70 feet which intersects at right angle to the north west side of North 13th Street, or 381.0 feet north of base line formed by north side of North 12th Street;

THENCE south along west side of Kent Avenue, 381.0 feet at right angle to base line formed by north side of North 12th Street at the point or place of beginning.

RESOLUTION ADOPTED BY  
THE BOARD OF DIRECTORS OF  
TRMI HOLDINGS INC.  
Formerly  
TEXACO REFINING AND MARKETING INC.  
May 24, 1988

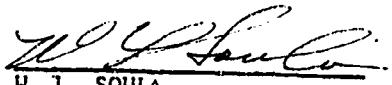
RESOLVED, that the Chairman of the Board be and hereby is authorized to approve the terms and conditions of the sale, exchange, donation, or other transfer of any real property or other fixed (capital) assets of the Corporation having a sale value not in excess of \$5,000,000.00, and to delegate so much of such authority to other Officers and employees of the Corporation as he deems appropriate for operational efficiency; and

FURTHER RESOLVED, that the Chairman of the Board, the President, any of the Vice Presidents, the Regional Managers, and the Attorneys-in-Fact be and they are hereby severally authorized to sign, and the Secretary and the Assistant Secretaries be and they are hereby severally authorized to attest and affix the Corporate seal to, such deeds, bills of sale, and other instruments, and to take such other actions as may be necessary or proper to carry out the purpose of the foregoing resolution; and

FURTHER RESOLVED, 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 Chairman of the Board of the Corporation and has been executed within the authority of the foregoing resolution; and

FURTHER RESOLVED, that the foregoing resolution supersedes the resolution of March 4, 1988 relating to the same subject.

A true copy, I certify.

  
W. L. SOULA  
Assistant Secretary

REEL 4215 PG 0130

**CITY REGISTER RECORDING AND ENDORSEMENT PAGE**  
**- KINGS COUNTY -**

(This page forms part of the instrument)

FIRST AMERICAN TITLE INS. CO/THE PHOENIX TOWER

Block(s) 2277  
 Lot(s) 1

Record & Return to: 3200 S.W. FREEWAY, SITE 3050, HOUSTON TX 77027  
 ATTENTION: MARICELA GARCIA  
 Title/Agent Company name: RIDGE ABSTRACT CORP.  
 Title Company number: REC 9559

**OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE**

THE FOREGOING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

Examined by (s): 1/11

Mtge Tax Serial No.	
Mtge Amount	\$
Taxable Amount	\$
Exemption (✓).....	YES <input type="checkbox"/> NO <input type="checkbox"/>
Type:	[39EE] [255] [OTHER _____]
<small>CIRCLE ONE OF</small>	
Dwelling Type:	[1 to 2] [3] [4 to 6] [OVER 6]
<small>CIRCLE ONE OF</small>	
<b>TAX RECEIVED ON ABOVE MORTGAGE ▼</b>	
County (basic)	\$
City (Add'l)	\$
Spec Add'l	\$
TASF	\$
MTA	\$
NYCTA	\$
<b>TOTAL TAX</b>	\$
Apportionment Mortgage (✓)	YES <input type="checkbox"/> NO <input type="checkbox"/>

Joy A. Bobrow, City Register

City Register Serial Number → **037844**

Indexed By (s): <u>D.S.</u>	Verified By (s): _____
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Block(s) and Lot(s) verified by <u>(s)</u>
Address <input checked="" type="checkbox"/> Tax Map <input type="checkbox"/>
Extra Block(s) _____ Lot(s) _____

Recording Fee <u>A</u>	\$ <u>47</u>
Allidavit Fee (C)	\$
TP-584/582 Fee (Y)	\$
RPTT Fee (R)	\$ <u>25</u>
HPD-A <input type="checkbox"/>	HPD-C <input type="checkbox"/>

New York State Real Estate Transfer Tax ▼
\$

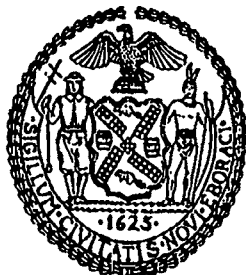
Serial Number →	<b>019444</b>
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New York City Real Property Transfer Tax Serial Number →	<b>09939</b>
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New York State Gains Tax Serial Number →
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1998 JUN -9 A 11:02

RECORDED IN **KINGS COUNTY**  
 OFFICE OF THE CITY REGISTER



Witness My Hand and Official Seal

*Joy A. Bobrow*