

QUITCLAIM DEED

This deed made this 17th day of November, 1997, by 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 First Part, and BAYSIDE FUEL OIL DEPOT CORPORATION, a New York corporation, having a mailing address of 1776 Shore Parkway, Brooklyn, New York 11214, 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.

APPROVED AS TO FORM:

Gary W. Dzierzbicki
GARY W. DZIERZBIK



STAR ENTERPRISE

By: [Signature]

ATTEST:

By: [Signature]

AR. HATHAWAY
AR. HATHAWAY

REEL 412960546

STATE OF TEXAS, COUNTY OF HARRIS ss.

On this 17th day of November, 1997, before me personally came

J. W. Bernitt to me known, who being by me duly sworn did
depose and say that he resides at 2 Shoreline Point in the City of

The Woodlands, Texas; that he is the Vice President Marketing of STAR ENTERPRISE, a
New York General Partnership described in and which executed the above instrument; and that he
signed his name thereto by order of the Management Committee of said partnership.

Donald Duhon
Notary Public

My Commission Expires: 2-3-98

y:\thompct\nov97\03dd01.doc

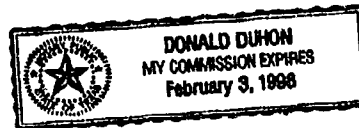


EXHIBIT "A"

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 MANAGEMENT COMMITTEE
OF STAR ENTERPRISE
(March 14, 1996)**

RESOLVED, that the Chief Executive Officer is hereby authorized to approve the terms and conditions of sales, exchanges, donations, or other transfers of any real property or other fixed (capital) assets of the Joint Venture in the normal course of business and to delegate so much of such authority to other Officers and employees of the Joint Venture as he deems appropriate for operational efficiency; and

FURTHER RESOLVED, that the Chief Executive Officer, Chief Financial Officer, the Chief Operations Officer, the Vice Presidents, the Refinery and Marketing Region Managers, and the Attorneys-in-Fact are hereby severally authorized to sign, and the Secretary and Assistant Secretary are hereby severally authorized to attest and affix the Joint Venture's Seal to, such deeds, bills of sale, and other instruments, and to take other actions as may be necessary or proper to carry out the purpose of the foregoing resolution; and

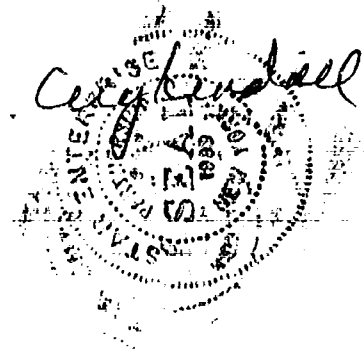
FURTHER RESOLVED, that the delivery of any such deed, bill of sale, or other instrument so signed, attested and sealed shall be conclusive evidence that the transaction has the approval of the Chief Executive Officer and has been executed within the authority of this resolution;

FURTHER RESOLVED, that effective April 1, 1996 this resolution supersedes the previous resolution of the same title dated July 11, 1991.

PROVIDED HOWEVER, that the foregoing authorizations are subject to the detailed delegations approved by the Management Committee.

A true copy, I certify

Cynthia J. Coughlin
Secretary



**RESOLUTION ADOPTED BY
THE MANAGEMENT COMMITTEE
OF STAR ENTERPRISE
(May 1, 1997)**

RESOLVED, that the following individuals are elected to the positions set forth opposite their names:

S. L. Sharr	Chief Executive Officer
J. F. Boles	Chief Operations Officer
W. J. Mathe	Chief Financial Officer
J. W. Bernitt	Vice President Marketing
R. O. Fauli	Vice President Refining
C. J. Cuykendall	General Counsel
C. J. Cuykendall	Secretary
M. V. Carlucci	Treasurer
D. C. Cable	Controller
J. W. Townsend	Assistant Treasurer
J. D. Weber	Assistant Controller
J. D. Garrison	Assistant Secretary
A. K. Hathaway	Assistant Secretary

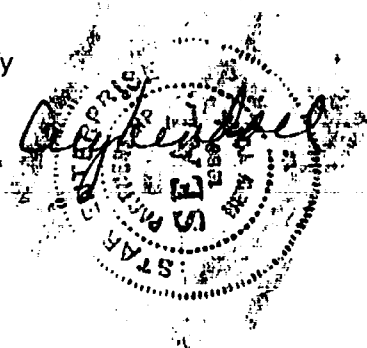
FURTHER RESOLVED, that the Chief Executive Officer is hereby designated President, and the Chief Financial Officer is hereby designated Vice President Finance.

FURTHER RESOLVED, that effective May 1, 1997, this resolution supersedes the previous resolution adopted by the Management Committee on October 17, 1996 entitled Election of Officers.

A true copy, I certify

Cynthia J. [Signature]

Secretary



REEL 4129 PG 0550

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 9560

OFFICE USE ONLY - DO NOT WRITE BELOW THIS LINE

THE FOREGOING INSTRUMENT WAS ENDORSED FOR THE RECORD AS FOLLOWS:

Examined by (s): WMM

Mige Tax Serial No. _____
 Mige Amount \$ _____
 Taxable Amount \$ _____
 Exemption (✓) YES ☐ NO ☐
 Type: [339EE] [255] [OTHER] _____
 Dwelling Type: [1 to 2] [3] [4 to 6] [OVER 6]
TAX RECEIVED ON ABOVE MORTGAGE ▼
 County (basic) \$ _____
 City (Add'l) \$ _____
 Spec Add'l \$ _____
 TASF \$ _____
 MTA \$ _____
 NYCTA \$ _____
TOTAL TAX \$ _____
 Apportionment Mortgage (✓) YES ☐ NO ☐
 Joy A. Bobrow, City Register

City Register Serial Number **011103**

Indexed By (s): _____
 Verified By (s): _____

Block(s) and Lot(s) verified by (s) WMM
 Address ☒ Tax Map ☐
 Extra Block(s) _____ Lot(s) _____

Recording Fee A \$ 117
 Affidavit Fee (C) \$ _____
 TP-584/582 Fee (Y) \$ _____
 RPTT Fee (R) \$ 25
 HPD-A ☐ HPD-C ☐

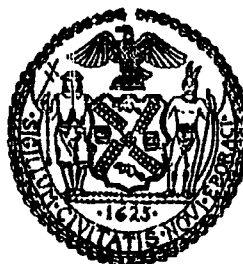
New York State Real Estate Transfer Tax ▼
 \$ 0-
 Serial Number **012597**

New York City Real Property Transfer Tax
 Serial Number **03063**

New York State Gains Tax
 Serial Number _____

108 FEB 20 A 9 26

02-20-98 PKD2 NEED 224570 \$47.00



RECORDED IN 'KINGS' COUNTY
 OFFICE OF THE CITY REGISTER

Joy A. Bobrow
 Witness My Hand and Official Seal