PLAINTIFF'S EXHIBIT

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NO WARRANTY DEED

DEED RECORDS
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THE STATE OF TEXAS)
)
COUNTY OF NUECES)

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, SUN REFINING AND MARKETING COMPANY (formerly named Sun Oil Company of Pennsylvania), a Pennsylvania corporation ("Grantor"), is the successor of Suntide Refining Company (formerly named Coastal Products Company), a Delaware corporation incorporated on December 24, 1958, by virtue of its merger into Grantor on December 30, 1975 while it was named Sun Oil Company of Pennsylvania; and

WHEREAS, Suntide Refining Company (formerly named Corpus Christi Refining, Inc.), a Delaware corporation incorporated on December 29, 1980 ("Grantee"), is an affiliate of Grantor;

NOW, THEREFORE, in consideration of the sum of Ten Dollars ($10) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, Grantor has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, and CONVEY, without warranty, express or implied, unto Grantee, its successors and assigns, subject to the exceptions and other matters mentioned below, all of the following real property situated in the County of Nueces, State of Texas:

(1) All that certain tract or parcel of land described on Exhibit A attached hereto and made a part hereof for all purposes (the "Undeveloped Land"), and

(2) All those certain blocks or lots of land described on Exhibit B attached hereto and made a part hereof for all purposes (the "Old Viola Townsite Land"),

TOGETHER WITH all and singular the rights and appurtenances respectively belonging thereto.

This conveyance is made by Grantor and accepted by Grantee subject to the limitations set forth herein, including without limitation the following:

(i) Any and all oil, gas, and mineral rights presently outstanding and owned of record by third parties (whether affiliated or unaffiliated with Grantor) affecting the Undeveloped Land or the Old Viola Townsite Land, or both, including all rights relating thereto, all of which are expressly EXCEPTED from this conveyance;

(ii) All outstanding interests, defects, easements, agreements, instruments, covenants, conditions, liens, encumbrances and other matters affecting the Undeveloped Land or the Old Viola Townsite Land, or both or Grantor's interest therein, of record, there being expressly EXCEPTED from this conveyance all pipelines (including all valves, fittings, connections, pumps, meters, corrosion control and protection equipment, and other related facilities and

equipment), all electric and telephone poles, wires, and related equipment and facilities, and all other kinds of property located on, under, or above the Land pursuant to any or all of the foregoing;

(iii) Any and all discrepancies, conflicts, or shortages in area or boundary lines, encroachments, defects, conditions, state of facts, and other matters that an accurate survey of the Undeveloped Land and the Old Viola Townsite Land would disclose;

(iv) Any and all rights and claims of others who may be in actual possession of the Undeveloped Land or the Old Viola Townsite Land, or both;

(v) Any and all conditions and other matters that are visible on the Undeveloped Land or the Old Viola Townsite Land, or both;

(vi) Any and all title defects and adverse claims, of record, affecting the Undeveloped Land or the Old Viola Townsite Land, or both;

(vii) Any and all liens, affecting the Undeveloped Land or the Old Viola Townsite Land, or both, for labor or material; and

(viii) All laws, ordinances, regulations, and orders of governmental authorities, of whatever jurisdiction, affecting or relating to the Undeveloped Land or the Old Viola Townsite Land, or both.

(ix) All outstanding interests, defects, easements, agreements, instruments, covenants, conditions, liens, encumbrances and other matters affecting the Land or Grantor's interest therein described on Exhibit C hereto.

TO HAVE AND TO HOLD the Undeveloped Land and the Old Viola Townsite Land, together with all and singular their respective appurtenances, subject to the exceptions and other matters mentioned above, unto Grantee, its successors and assigns, forever.

GRANTOR DOES NOT MAKE ANY REPRESENTATION, WARRANTY, OR COVENANT, EXPRESS OR IMPLIED, WITH RESPECT TO THE TITLE, FREEDOM FROM LIENS OR ENCUMBRANCES, PHYSICAL CONDITION, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OPERATION, USE, PERFORMANCE, OR OTHER CHARACTERISTIC OF ANY OR ALL OF THE UNDEVELOPED LAND AND THE OLD VIOLA TOWNSITE LAND AND

THEIR RESPECTIVE APPURTENANCES, ANY SUCH REPRESENTATION, WARRANTY, OR COVENANT, INCLUDING, BUT NOT LIMITED TO, THOSE WHICH OTHERWISE WOULD BE IMPLIED BY LAW, BEING HEREBY EXPRESSLY NEGATIVED.

NOTWITHSTANDING ANYTHING HEREIN TO THE CONTRARY, THIS DEED SHALL NOT OPERATE TO GRANT, CONVEY OR ASSIGN ANY APPURTENANCES OR OTHER RIGHTS EXCEPT TO THE EXTENT LOCATED WITHIN THE BOUNDARIES OF THE TRACTS OR PARCELS OF LAND DESCRIBED ON EXHIBITS A AND B ATTACHED HERETO.

IN WITNESS WHEREOF, this Deed is executed on this 12th day of November 1981.

Attest:

Emmett Kassman
Assistant Secretary

HB:pmf LS360G

SUN REFINING AND MARKETING COMPANY

By Joseph K Obold
Joseph K Obold
Vice President

EXHIBIT A

ATTACHED TO AND MADE A PART OF NO WARRANTY DEED FROM SUN REFINING AND MARKETING COMPANY, AS GRANTOR, TO SUNTIDE REFINING COMPANY, AS GRANTEE

Legal Description of Undeveloped Land

BEING 518.42 acres of land out of Survey 421, Abstract No. 572, Survey No. 416, Abstract No. 838 and Survey 500, Abstract No. 582, Nueces County, Texas:

BEGINNING at a post adjacent to a fence corner post at the Northwest corner of Survey No. 421, for the Northwest corner of this tract from which corner the old fence corner post bears South 0.4 feet and West 1.4 feet;

THENCE South 89°55'30" East, with an old fence line, at 2,325.81 feet cross the centerline of the Missouri Pacific Railroad tracks which is also the centerline of the 100 foot wide railroad right-of-way in all a distance of 3,005.81 feet to a point on the margin of the Nueces River;

THENCE with the meanders of said margin South 49°56'30" East, 451.92 feet; South 58°16'35" East, 393.68 feet; South 81°32'10" East, 339.09 feet and North 84°42'30" East, 1,050.70 feet to a point on the East boundary of Survey 421 for the Northeast corner of this tract;

THENCE South 0°01'00" West, with said East boundary of Survey No. 421, which is also the West boundary of Renfro Road, at 23.15 feet pass an 8" x 10" post broken off at ground level, at 848.76 feet cross the centerline of said Missouri Pacific Railroad tracks and the centerline of a 100 foot railroad right-of-way in all a distance of 4,122.48 feet to the North boundary of the former Ester McGregor 136.94 acre tract now owned by Suntide Refining Company for a corner of this tract;

THENCE North 83°42'30" West along said North boundary, 2.77 feet to a 1" iron pipe found at the Northwest corner of said 136.94 acre tract for a corner of this tract;

THENCE along the West boundary of said 136.94 acre tract which is also the West right-of-way line of Renfro Road as conveyed to Nueces County by Suntide Refining Co. by deed dated June 12, 1956 recorded in Volume 738, Page 29 of the Deed Records of Nueces County, Texas as follows:

South 0°24' West, 177.44 feet, found a 1" iron pipe;
South 10°45' West, 370.73 feet, found a 1½" iron pipe;
South 12°13' West, 434.88 feet, found a 1½" iron pipe;
South 12°48' West, 1,092.31 feet, found a 1½" iron pipe and South 11°42' West, 348.52 feet to a 1½" iron pipe found on the North boundary of Up River Road for the Southeast corner of this tract;

THENCE North 65°57'40" West along the North boundary of Up River Road 126.07 feet to a 1" iron pipe found at the Southeast corner of the Lucille Riley 5.571 acre tract as shown on survey plat prepared by Wm. W. Green, dated 6-6-79;

THENCE along the East boundary of said 5.571 acre tract, North 15°39'07" East, 114.34 feet to a fence corner post and continuing along a fence on the East boundary of said 5.571 acre tract as follows:

North 5°39'14" East, 120.40 feet;
North 9°01'48" East, 110.87 feet;
North 13°00'19" East, 209.80 feet;
North 12°48'24" East, 406.34 feet and North 12°36'54" East, 347.51 feet to the Northeast corner of said 5.571 acre tract for an interior corner of this tract;

THENCE North 85°01'41" West along the North boundary of said 5.571 acre tract as fenced 245.43 feet to a corner post at its Northwest corner for an interior corner of this tract;

THENCE South 11°50'19" West, along the West boundary of said 5.571 acre tract as fenced, 1,019.08 feet to the Northeast corner of the L. Williams 0.94 acre tract for a corner of this tract;

THENCE North 70°06'10" West, 210.23' to a 1" iron pipe found at the Northwest corner of said 0.94 acre tract;

THENCE South 11°21'10" West, 187.30 feet to a 1" iron pipe found on the North boundary of Up River Road at the Southwest corner of said 0.94 acre tract;

THENCE North 62°47'30" West, along the North boundary of Up River Road at 158.54 feet cross the East boundary of 60 foot wide Tecolote Road in all 224.60 feet to the East boundary of a 3.18 acre Nueces County tract for a corner of this tract;

THENCE North 2°28' East, along the East boundary of said 3.18 acre tract which is also the West boundary of Tecolote Road, 503.33 feet to a 1" iron pipe found at its Northeast corner;

THENCE North 80°48'10" West along the North boundary of said 3.18 acre tract 294.83 feet to a 1" iron pipe found at its Northwest corner for an inside corner of this tract;

THENCE South 00°31'30" West, along the West boundary of said 3.18 acre tract 434.69 feet to a 1" iron pipe found on the North boundary of Up River Road;

THENCE North 72°11'50" West, along the North boundary of Up River Road, 122.02 feet to a 1" iron pipe found on the East or Northeast boundary of Hearn's Ferry Road (60 feet wide) for the Southwest corner of a 23.804 acre tract now or formerly owned by Southern Minerals Corporation and the Southwest corner of this tract;

THENCE along the East or Northeast boundary of Hearn's Ferry Road which is also the West or Southwest boundary of said 23.804 acre tract as follows:

North 21°54' West, 149.52 feet found a 1" iron pipe;
North 36°08' West, 326.99 feet found a 1" iron pipe;
North 40°03' West, 321.14 feet found a 1" iron pipe;
North 63°31' West, 368.02 feet found a 1" iron pipe;
North 25°10' West, 36.43 feet found a 1" iron pipe and North 31°12'40" West, 498.23 feet to a 1" iron pipe found on the South boundary of a 4.21 acre tract now or formerly owned by C. M. Blucher for the Northwest corner of said 23.804 acre tract and a corner of this tract;

THENCE South 89°47'30" West, 34.98 feet to the Southwest corner of said 4.21 acre tract in the centerline of Hearn's Ferry Road for a corner of this tract;

THENCE along the centerline of Hearn's Ferry Road as follows:

North 31°10' West, 471.55 feet;
North 34°10' West, 433.33 feet;
North 27°00' West, 713.89 feet;
North 21°30' East, 388.89 feet;
North, 194.44 feet;
North 22°15' West, 163.89 feet;
North 67°00' West, 500.00 feet;
North 50°30' West, 583.33 feet;
North 27°30' West, 138.89 feet;
North 58°30' West, 235.56 feet;
North 56°30' West, 333.33 feet and North 44°30'00" West 276.64 feet to the West boundary of Survey 421, for a corner of this tract;

THENCE North 0°02'00" West, along an old fence line 1,877.23 to the POINT OF BEGINNING containing 521.94 acres of land, save and except from the above description a one acre tract owned by Willie Mae Prcin and two 1.26 acre tracts of land out of the Amado Cardona 20.19 acre tract of land, which 3 tracts are described below, leaving 518.42 acres of land of which 3.09 acres lie within the 1/2 width (30 feet) of Hearn's Ferry Road, 4.83 acres lie within the full width (60 feet) of Tecolote Road and 6.97 acres lie within the 100 foot wide Missouri Pacific Railroad right-of-way.

SAVE AND EXCEPT THE THREE FOLLOWING DESCRIBED TRACTS:

1. BEING a one acre tract of land owned by Willie Mae Prcin out of the 7.15 acre Mary Carson Tract out of Survey 416, Abstract 838, Nueces County, Texas:

BEGINNING at a point on the East boundary of Tecolote Road and on the West boundary of this tract, from which point a 1" iron pipe on the West boundary of Tecolote Road and on the West boundary of said Mary Carson Tract at the Northeast corner of a 3.18 acre tract now owned by Nueces County, bears North 87°41'West, 60.0 feet;

THENCE North 2°10' East, 157.74 feet to a 1" iron pipe found for the Northwest corner of this tract;

THENCE South 84°30'20" East 179.73 feet to a 1" iron pipe found for the Northeast corner of this tract;

THENCE South 5°29'40" West, 249.71 feet to a 1" iron pipe found for the Southeast corner of this tract;

THENCE North 86°27'10" West, 165.50 feet to the East boundary of Tecolote Road for the Southwest corner of this tract;

THENCE North 2°28' East, 98.03 feet to the PLACE OF BEGINNING; and

2. A tract of land containing 1.262 acres, situated in Nueces County, Texas, about 9 miles North 75° West from the County Courthouse, being designated Tract 2, out of the Amado Cardona 20 acre tract (actually 20.190 acres, being the West half of the former Isaiah Clayton 40 acre tract). Said Tract 2 is a part of Survey No. 421, made for F. W. Shaeffer by virtue of Land Scrip No. 1/1047, issued to Beatty, Seale and Forwood, and patented to F. W. Shaeffer, Patent No. 217, Volume 35, Abstract No. 572, and embraces a strip of land 49.06 feet wide, being the West 1.262 acres of the East half of said Cardona 20 acre tract and being more particularly described by metes and bounds, as surveyed, as follows:

BEGINNING at a 1 inch iron pipe set flush with the ground in the North boundary line of said Cardona 20 acre tract and of said Isaiah Clayton 40 acre tract and South boundary line of the Northeast portion of a tract known as the McCampbell and Shaeffer 356 acre tract, the Northeast corner of a 10.095 acre tract designated Tract 1, being the West half of said Cardona 20 acre tract, for the Northwest corner of this tract, whence an old ebony post, the Northwest corner of said Cardona 20 acre tract and of said Isaiah Clayton 40 acre tract and a corner of said McCampbell and Shaeffer tract, bears South 89°56'20" West 405.99 feet;

THENCE North 89°56'20" East, with said North boundary line of Cardona 20 acre tract and of Isaiah Clayton 40 acre tract and South boundary line of Northeast portion of McCampbell and Shaeffer tract, 49.06 feet to a 1 inch iron pipe, set flush with the ground, the Northwest corner of a 1.262 acre strip of land, designated Tract 3, out of said Cardona 20 acre tract, for the Northeast corner of this tract, whence a concrete monument, 4 inches square and 30 inches long, flush with the ground, the Northeast corner of said Cardona 20 acre tract and Northwest corner of the former William Singer 20 acre tract (now in the name of Conrad M. Blucher), bears North 89°56'20" East 332.77 feet;

THENCE South 0°24'00" East, with the West boundary line of said Tract 3, being parallel with and 332.76 feet Westerly, measured at right angles, from the East boundary line of said Cardona 20 acre tract, and west boundary line of said former Singer 20 acre tract, 1,125.04 feet to a 1 inch iron pipe, set flush with the ground in the South boundary line

of said Cardona 20 acre tract and of said Isaiah Clayton 40 acre tract and North boundary line of an 8 acre tract formerly owned by Maria Thompson (now in the name of Conrad M. Blucher), the Southwest corner of said Tract 3, for the Southeast corner of this tract, whence a concrete monument, 4 inches square and 30 inches long, flush with the ground, the Southeast corner of said Cardona 20 acre tract and Southwest corner of said former Singer 20 acre tract, bears South 79°25'50" East 338.96 feet;

THENCE North 79°25'50" West, with said South boundary line of Cardona 20 acre tract and of Isaiah Clayton 40 acre tract and North boundary line of former Maria Thompson 8 acre tract 49.97 feet to a 1 inch iron pipe set flush with the ground, the Southeast corner of said Tract 1, for the Southwest corner of this tract, whence a concrete monument, 4 inches square and 30 inches long, flush with the ground, in the East boundary line of the Southwest portion of said McCampbell and Shaeffer 356 acre tract, the Southwest corner of said Cardona 20 acre tract and of said Isaiah Clayton 40 acre tract and Northwest corner of said former Maria Thompson 8 acre tract, bears North 79°25'50" West 420.02 feet;

THENCE North 0°24'00" West, with the East boundary line of said Tract 1, being parallel with and 381.82 feet Westerly, measured at right angles, from said East boundary line of Cardona 20 acre tract and West boundary line of former Singer 20 acre tract, 1,115.82 feet to the PLACE OF BEGINNING; and

3. A tract of land containing 1.262 acres, situated in Nueces County, Texas, about 9 miles North 75° West from the County Courthouse, being designated Tract 7 out of the Amado Cardona 20 acre tract (actually 20.190 acres, being the West half of the former Isaiah Clayton 40 acre tract); said Tract 7 is a part of Survey No. 421, made for F. W. Shaeffer by virtue of Land Scrip No. 1/1047, issued to Beatty, Seale and Forwood, and patented to F. W. Shaeffer, Patent No. 217, Volume 35, Abstract No. 572, and embraces a strip of land 47.16 feet wide, being the West 1.262 acres of the East 3.786 acres of said Cardona 20 acre tract and being more particularly described by metes and bounds, as surveyed, as follows:

BEGINNING at a 1 inch iron pipe set flush with the ground in the North boundary line of said Cardona 20 acre tract and of said Isaiah Clayton 40 acre tract and South boundary line of the Northeast portion of a tract known as the McCampbell and Shaeffer 356 acre tract, the Northeast corner of a 1.262 acre tract designated Tract 6, out of said Cardona 20 acre tract, for the Northwest corner of this tract, whence an old ebony post, the Northwest corner of said Cardona 20 acre tract and of said Isaiah Clayton 40 acre tract and a corner of said McCampbell and Shaeffer tract, bears South 89°56'20" West 647.40 feet;

THENCE North 89°56'20" East, with said North boundary line of Cardona 20 acre tract and of Isaiah Clayton 40 acre tract and South boundary line of Northeast portion of McCampbell and Shaeffer tract, 47.16 feet to a 1 inch iron pipe, set flush with the ground, the Northwest corner of a 1.262 acre strip of land, designated Tract 8, out of said Cardona 20 acre tract, for the Northeast corner of this tract,

whence a concrete monument, 4 inches square and 30 inches long, flush with the ground, the Northeast corner of said Cardona 20 acre tract and Northwest corner of the former William Singer 20 acre tract (now in the name of Conrad M. Blucher), bears North 89°56'20" East 93.26 feet;

THENCE South 0°24'00" East, with the West boundary line of said Tract 8, being parallel with and 93.26 feet Westerly, measured at right angles, from the East boundary line of said Cardona 20 acre tract and West boundary line of said former Singer 20 acre tract, 1,170.05 feet to a 1 inch iron pipe, set flush with the ground in the South boundary line of said Cardona 20 acre tract and of said Isaiah Clayton 40 acre tract and North boundary line of the former McCampbell 5.1 acre tract (now in the name of Conrad M. Blucher), the Southwest corner of said Tract 8, for the Southeast corner of this tract, whence a concrete monument, 4 inches square and 30 inches long, flush with the ground, the Southeast corner of said Cardona 20 acre tract and Southwest corner of said former Singer 20 acre tract, bears South 79°25'50" East 95.00 feet;

THENCE North 79°25'50" West, with the South boundary line of said Cardona 20 acre tract and of said Isaiah Clayton 40 acre tract and North boundary lines, successively, of said former McCampbell 5.1 acre tract and of an 8 acre tract formerly owned by Maria Thompson (now in the name of Conrad M. Blucher), at 47.69 feet, a concrete monument, 4 inches square and 30 inches long, flush with the ground, the Northwest corner of said former McCampbell 5.1 acre tract and Northeast corner of said former Maria Thompson 8 acre tract, in all 48.04 feet to a 1 inch iron pipe set flush with the ground, the Southeast corner of said Tract 6, for the Southwest corner of this tract, whence a concrete monument, 4 inches square and 30 inches long, flush with the ground, in the East boundary line of the Southwest portion of said McCampbell and Shaeffer 356 acre tract, the Southwest corner of said Cardona 20 acre tract and of said Isaiah Clayton 40 acre tract and Northwest corner of said former Maria Thompson 8 acre tract, bears North 79°25'50" West 665.91 feet;

THENCE North 0°24'00" West, with the East boundary line of said Tract 6, being parallel with and 140.42 feet Westerly, measured at right angles, from said East boundary line of Cardona 20 acre tract and West boundary line of former Singer 20 acre tract, 1,161.18 feet to the PLACE OF BEGINNING.

ALSO BEING, as to the aforesaid 518.42 acre tract, a tract of land comprising approximately the same premises conveyed by the following Deeds, all of which are recorded in the Deed Records of Nueces County, Texas, in the volumes and at the pages indicated:

(1) Deed dated October 8, 1974 recorded in Volume 1746 Pages 693 et seq. from J. Patrick McGloin, Trustee, to Suntide Refining Company;

(2) Deed dated December 29, 1971 recorded in Volume 1746 Pages 679 et seq. from J. Patrick McGloin, Trustee, to Suntide Refining Company;

(3) Deed dated October 9, 1974 recorded in Volume 1746 Pages 676 et seq. from J. Patrick McGloin, Trustee, to Suntide Refining Company;

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(4) Deed dated October 10, 1974 recorded in Volume 1746 Pages 698 et seq. from J. Patrick McGloin, Trustee, to Suntide Refining Company;

(5) Deed dated October 10, 1974 recorded in Volume 1746 Pages 789 et seq. from J. Patrick McGloin, Trustee, to Suntide Refining Company;

(6) Deed dated October 10, 1974 recorded in Volume 1746 Pages 690 et seq. from J. Patrick McGloin, Trustee, to Suntide Refining Company;

(7) Deed dated October 10, 1974 recorded in Volume 1746 Pages 688 et seq. from J. Patrick McGloin, Trustee, to Suntide Refining Company;

(8) Deed dated October 9, 1974 recorded in Volume 1746 Pages 700 et seq. from J. Patrick McGloin, Trustee, to Suntide Refining Company;

(9) Deed dated October 9, 1974 recorded in Volume 1746 Pages 712 et seq. from J. Patrick McGloin, Trustee, to Suntide Refining Company;

(10) Deed dated July 5, 1977 recorded in Volume 1746 Pages 717 et seq. from J. Patrick McGloin, Trustee, to Suntide Refining Company;

(11) Deed dated October 9, 1974 recorded in Volume 1746 Pages 706 et seq. from J. Patrick McGloin, Trustee, to Suntide Refining Company;

(12) Deed dated October 9, 1974 recorded in Volume 1746 Pages 709 et seq. from J. Patrick McGloin, Trustee, to Suntide Refining Company;

(13) Deed dated July 5, 1977 recorded in Volume 1746 Pages 703 et seq. from J. Patrick McGloin, Trustee, to Suntide Refining Company;

(14) Deed dated July 11, 1980 recorded in Volume 1746 Pages 715 et seq. from J. Patrick McGloin, Trustee, to Sun Oil Co. of Pennsylvania.

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EXHIBIT B

ATTACHED TO AND MADE A PART OF NO WARRANTY DEED FROM SUN REFINING AND MARKETING COMPANY, AS GRANTOR, TO SUNTIDE REFINING COMPANY, AS GRANTEE

Legal Description of the Old Viola Townsite Land

BEING the Blocks or Lots in Old Viola Townsite, Nueces County, Texas, or the undivided interests therein, as shown by a map thereof recorded in Volume 3, Page 16, Map Records of Nueces County, Texas, described as follows:

(1) All of Blocks 80, 76, 64, 56, 45, and 44.

(2) All of Block 79, save and except Lots 3, 4, 14 and 16 other than the interests therein described in Item (8) of this Exhibit B.

(3) All of Block 78, save and except Lot 13.

(4) All of Block 77, save and except Lots 3, 4, 13 and 18 other than the interests therein described in Item (8) of this Exhibit B.

(5) All of Block 65, save and except Lots 9 and 10.

(6) All of Block 57, save and except Lot 6 other than the interests therein described in Item (8) of this Exhibit B.

(7) Lots 7, 8, 6, 3, 4, and Lots 5 and 9 Fraction South of Railroad, all of Block 37.

(8) Lot 10 of Block 36; a 3/4 undivided interest as tenant in common in Lots 3 and 4 of Block 79; and a 8/9 undivided interest as tenant in common in Lot 14 of Block 79; a 1/24 undivided interest as tenant in common in Lots 3 and 4 of Block 77; and a 1/36 undivided interest as tenant in common in Lot 18 of Block 77; a 3/9 undivided interest as tenant in common in Lot 6 of Block 57.

Together with all right, title, and interest in and to the streets, roads, and alleys adjoining the above-described premises.

BEING the same premises conveyed by the following Deeds, all of which are recorded in the Deed Records of Nueces County in the volumes and at the pages indicated:

Deed dated May 12, 1971, recorded in Volume 1399, Pages 451 et seq., from Hulda H. Ward, Widow, to Suntide Refining Company.

Deed dated May 3, 1960, recorded in Volume 889, Pages 336 et seq., from Sheriff of Nueces County, Texas to Suntide Refining Company.

Deed dated February 17, 1966, recorded in Volume 1135, Pages 509 et seq., from Citizens State Bank of Corpus Christi, Executor of Estate of Maude Heaney Miller, to Suntide Refining Company.

Deed dated April 18, 1967, recorded in Volume 1208, Pages 37 et seq., from Ruby Taylor, et al. to Suntide Refining Company.

Deed dated December 18, 1967, recorded in Volume 1259, Pages 386 et seq., from Elizabeth Erwin Broughton, et al. to Suntide Refining Company.

Deed dated December 18, 1967, recorded in Volume 1259, Pages 390 et seq., from Sila Corporation to Suntide Refining Company.

Deed dated December 18, 1967, recorded in Volume 1259, Pages 394 et seq., from Pearl L. Garrett, et al. to Suntide Refining Company.

Deed dated December 18, 1967, recorded in Volume 1259, Pages 398 et seq., from J. Orren Moore, et al. to Suntide Refining Company.

Deed dated December 18, 1967, recorded in Volume 1259, Pages 402 et seq., from W. F. Wallace, Sr., et al. to Suntide Refining Company.

Deed dated December 18, 1967, recorded in Volume 1259, Pages 406 et seq., from Edgar Linkenhoger, et al. to Suntide Refining Company.

Deed dated December 18, 1967, recorded in Volume 1259, Pages 410 et seq., from Mary Ethel Pope Wallace to Suntide Refining Company.

Deed dated December 18, 1967, recorded in Volume 1259, Pages 414 et seq., from Joseph A. Cohn, Jr., et al. to Suntide Refining Company.

Deed dated December 18. 1967, recorded in Volume 1259, Pages 418 et seq., from Guaranty National Bank & Trust of Corpus Christi, Trustee for W. E. Pope Estate, to Suntide Refining Company.

Deed dated February 22, 1968, recorded in Volume 1263, Pages 447 et seq., from Johanna C. Collins, Widow, to Suntide Refining Company.

Deed dated February 22, 1968, recorded in Volume 1263, Pages 450 et seq., from Bruce L. Collins, et al. to Suntide Refining Company.

Deed dated July 27, 1968, recorded in Volume 1304, Pages 123 et seq., from Marie M. Von Blucher to Suntide Refining Company.

Deed dated July 30, 1968, recorded in Volume 1288, Pages 88 et seq., from Maud French Smith, et al. to Suntide Refining Company.

Deed dated December 26, 1968, recorded in Volume 1333, Pages 464 et seq., from Ruby Taylor, et al. to Suntide Refining Company.

Deed dated July 22, 1969, recorded in Volume 1342, Pages 97 et seq., from Francis Cecil Bull, et al. to Suntide Refining Company.

Deed dated August 11, 1971, recorded in Volume 1411, Pages 97 et seq., from Dr. McIver Furman, et al. to Suntide Refining Company.

Deed dated July 27, 1968, recorded in Volume 1288, Pages 76 et seq., from Jane Elizabeth Garrett to Suntide Refining Company.

Deed dated July 27, 1968, recorded in Volume 1304, Pages 120 et seq., from Arthur Blucher to Suntide Refining Company.

Deed dated February 6, 1969, recorded in Volume 1333, Pages 474 et seq., from Franklin W. Yeager, et al. to Suntide Refining Company.

Deed dated March 10, 1969, recorded in Volume 1333, Pages 468 et seq., from Walter R. Colbert to Suntide Refining Company.

Deed dated March 10, 1969, recorded in Volume 1333, Pages 470 et seq., from Walter R. Colbert, Guardian of Estate of Archie Colbert, an Incompetent, to Suntide Refining Company.

Deed dated January 14, 1964, recorded in Volume 1034, Pages 584 et seq., from Mary S. May, et al. to Suntide Refining Company.

Deed dated July 27, 1968, recorded in Volume 1304, Pages 82 et seq., from Hart Mussey to Suntide Refining Company.

Deed dated September 19, 1968, recorded in Volume 1304, Pages 85 et seq., from Sam Rankin Hornish, individually and as Trustee of "Deer Trust," to Suntide Refining Company.

Deed dated July 27, 1968, recorded in Volume 1304, Pages 88 et seq., from Martha N. Picton to Suntide Refining Company.

Deed dated July 27, 1968, recorded in Volume 1304, Pages 108 et seq., from Charles N. Coleman, et al. to Suntide Refining Company.

Deed dated September 12, 1968, recorded in Volume 1304, Pages 111 et seq., from Annie Blucher Moellering, et al. to Suntide Refining Company.

Deed dated October 8, 1968, recorded in Volume 1333, Pages 480 et seq., from Morris L. Lichenstein, et al. to Suntide Refining Company.

Deed dated March 21, 1969, recorded in Volume 1333, Pages 477 et seq., from Willard H. Hammonds to Suntide Refining Company.

Deed dated November 21, 1968, recorded in Volume 1333, Pages 486 et seq., from Flato Electric Supply Co. to Suntide Refining Company.

Deed dated February 6, 1969, recorded in Volume 1342, Pages 99 et seq., from Harriet Hirsch Monroe, et al. to Suntide Refining Company.

Deed dated February 6, 1969, recorded in Volume 1333, Pages 483 et seq., from Elizabeth C. Heinly to Suntide Refining Company.

Deed dated June 24, 1969, recorded in Volume 1333, Pages 489 et seq., from Harold Kaffie to Suntide Refining Company.

Deed dated May 7, 1962, recorded in Volume 961, Pages 91 et seq., from Sheriff of Nueces County, Texas, to Suntide Refining Company.

Deed dated July 27, 1968, recorded in Volume 1288, Pages 79 et seq., from Ward McCampbell, et al. to Suntide Refining Company.

Deed dated August 2, 1968, recorded in Volume 1288, Pages 85 et seq., from Harold W. Keller, et al. to Suntide Refining Company.

Deed dated October 30, 1968, recorded in Volume 1304, Pages 100 et seq., from Dorothy Clark, et vir to Suntide Refining Company.

Deed dated February 11, 1969, recorded in Volume 1342, Pages 102 et seq., from Kathleen Jones Alexander, et al. to Suntide Refining Company.

Deed dated February 26, 1969, recorded in Volume 1333, Pages 492 et seq., from Sarah C. Caldwell to Suntide Refining Company.

Deed dated September 14, 1968, recorded in Volume 1304, Pages 97 et seq., from Katherine L. Holitik, et al. to Suntide Refining Company.

Deed dated September 16, 1968, recorded in Volume 1304, Pages 91 et seq., from John R. Gray to Suntide Refining Company.

Deed dated February 11, 1969, recorded in Volume 1333, Pages 495 et seq., from Sila Corporation to Suntide Refining Company.

Deed dated January 11, 1974, recorded in Volume 1485, Pages 194 et seq., from Sibyl K. Noakes to Suntide Refining Company.

Deed dated December 24, 1973, recorded in Volume 1485, Pages 196 et seq., from Willie Noakes Bonnel, et vir to Suntide Refining Company.

Deed dated December 28, 1973, recorded in Volume 1485, Pages 198 et seq., from Margaret Noakes Trueblood to Suntide Refining Company.

Deed dated May 1, 1962, recorded in Volume 969, Pages 45 et seq., from F. C. Allen to Suntide Refining Company.

Deed dated December 15, 1973, recorded in Volume 1485, Pages 200 et seq., from Gabriel M. Lozano to Suntide Refining Company.

Deed undated, recorded in Volume 1488, Pages 8 et seq., from Carmen Lozano to Suntide Refining Company.

Deed dated March 2, 1974, recorded in Volume 1488, Pages 12 et seq., from Celia Lozano Wilmot to Suntide Refining Company.

Deed dated March 9, 1974, recorded in Volume 1488, Pages 790 et seq., from Thomas M. Lozano to Suntide Refining Company.

Deed dated March 27, 1974, recorded in Volume 1490, Pages 163 et seq., from Maria Antonia Lozano to Suntide Refining Company.

Deed undated, recorded in Volume 1488, Pages 10 et seq., from Henry M. Lozano to Suntide Refining Company.

Deed undated, recorded in Volume 1488, Pages 841 et seq., from Ernestine Lozano Guzman, et vir to Suntide Refining Company.

Deed undated, recorded in Volume 1488, Pages 14 et seq., from Pauline Vela, et vir to Suntide Refining Company.

Deed dated July 29, 1968, recorded in Volume 1288, Pages 73 et seq., from Martha W. Wakefield, Individually and as Executrix of the Estate of W. A. Wakefield, Sr., Dec., to Suntide Refining Company.

Deed dated October 24, 1974, recorded in Volume 1565, Pages 333 et seq., from James K. Rogers to Suntide Refining Company.

Deed dated October 12, 1974, recorded in Volume 1565, Pages 337 et seq., from Clarence W. Womack to Suntide Refining Company.

Deed dated October 12, 1974, recorded in Volume 1565, Pages 335 et seq., from Leona Womack Child to Suntide Refining Company.

Deed dated October 11, 1974, recorded in Volume 1565, Pages 339 et seq., from Robert Ben Womack to Suntide Refining Company.

Deed dated October 14, 1974, recorded in Volume 1565, Pages 341 et seq., from Peter O'Brien to Suntide Refining Company.

EXHIBIT C

ATTACHED TO AND MADE A PART OF NO WARRANTY DEED FROM SUN REFINING AND MARKETING COMPANY, AS GRANTOR, TO SUNTIDE REFINING COMPANY, AS GRANTEE

1. Right of Way grant dated September 15, 1981, from Sun Oil Company of Pennsylvania to Gulf States Oil and Refining Co. for four (4) pipe lines across the Undeveloped Land.

2. Lease dated July 11, 1978, from Sun Oil Company of Pennsylvania to Refinery Terminal Fire Co. for a fire training site on a portion of the Undeveloped Land.

3. Right of Way dated May 3, 1949, to Central Power and Light Company.

4. Right of Way grant dated September 15, 1981, from Sun Oil Company of Pennsylvania to Gulf States Oil and Refining Co. for an unlimited number of pipe lines across the Undeveloped Land.

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DEED RECORDS
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STATE OF PENNSYLVANIA :
: SS.
COUNTY OF PHILADELPHIA :

BEFORE ME, the undersigned, a Notary Public in and for the above State and County, on this day personally appeared Joseph K. Crowd, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said SUN REFINING AND MARKETING COMPANY, a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 12th day of November, 1981.

Margaret B. Wilkinson
Notary Public
MARGARET B. WILKINSON
Notary Public, Phila. Co.
My Commission Expires Nov. 21, 1983

HB:pmf LS360G

STATE OF TEXAS
COUNTY OF NUECES

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me; and was duly RECORDED, in the Volume and Page of the named RECORDS of Nueces County, Texas, as stamped hereon by me, on

NOV 13 1981

Marion Hellinger
COUNTY CLERK,
NUECES COUNTY, TEXAS

KP.1

VER-6

248228
FILED FOR RECORD
Nov 13 4 35 PM '81
Marion Hellinger
COUNTY CLERK NUECES COUNTY TX

RETURN TO:
SUSAN H. COX
GARY, THOMASSON, HALL & MARKS
P. O. BOX 371
CORPUS CHRISTI, TEXAS 78403

3500