

RECORDING REQUESTED BY  
NORTH AMERICAN TITLE COMPANY, INC.  
ESGROW NO. 3306815A

90 175186

RECORDED IN OFFICIAL RECORDS  
OF ALAMEDA COUNTY, CALIF.  
RENE C. DAVIDSON CO. RECORDER

AND WHEN RECORDED MAIL TO

Name Tony M. C. Chan  
Street Fee Ling Chan  
Address 78 Park Manor Dr.  
City & State Daly City, CA 94015

'90 JUN 27 PM 2 29

TRANSFER  
**TAX PAID**  
ALAMEDA COUNTY

CITY  
TAX  
PAID

MAIL TAX STATEMENTS TO

Name same as above  
Street Address  
City & State

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NAT-30 (5-87)

### Individual Grant Deed

APN: 047-5516-017-01

ALL CALL PTN.	<p>The undersigned grantor(s) declare(s):          Documentary transfer tax is <u>212.30</u> \$212.30 City of Oakland 1,833.50          ( <input checked="" type="checkbox"/> ) computed on full value of property conveyed, or          ( ) computed on full value less value of liens and encumbrances remaining at time of sale.          ( ) Unincorporated area: ( <input checked="" type="checkbox"/> ) City of Oakland, and</p>
	<p>FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,          Freydoun Hameditolou and Tanaz Hameditolou, husband and wife and Gholamali          Hereschlya and Margarita Hereschlya, husband and wife and Firouz Javidandarougar and          Fakhrieh seyedin, husband and wife          hereby GRANT(S) to Tony M. C. Chan and Fee Ling Chan, husband and wife. as joint          tenants.</p>
	<p>the following described real property in the City of Oakland,          County of Alameda, State of California:</p>
	<p>Lots 19, 20, 21, and 22 in Block "X" of Iveywood, According to the Maps thereof,          filed March 10, 1910, in book 25 of maps, page 39, in the office of the County          recorder of Alameda County.</p>
<p>Dated: June 21, 1990</p>	
<p>STATE OF CALIFORNIA }          COUNTY OF <u>Alameda</u> } ss.</p>	
<p>On <u>June 22, 1990</u> before          me, the undersigned, a Notary Public in and for said State,          personally appeared <u>Freydoun Hameditolou,</u>          Gholamali Hereschlya          Tanaz hameditolou          Margarita Hereschlya          Fakhrieh Seyedin</p>	
<p>personally known to me or proved to me on the basis of sat-          isfactory evidence to be the person<sup>s</sup> whose name are          subscribed to the within instrument and acknowledged          that <u>they</u> executed the same.          WITNESS my hand and official seal.</p>	
<p>Signature <u>[Signature]</u></p>	<p><u>[Signature]</u>          Freydoun Hameditolou  <u>[Signature]</u>          Gholamali Hereschlya  <u>[Signature]</u>          Firouz Javidandarougar  <u>[Signature]</u>          Tanaz hameditolou  <u>[Signature]</u>          Margarita Hereschlya  <u>[Signature]</u>          Fakhrieh Seyedin</p>
<p>Signature <u>[Signature]</u></p>	
<p>OFFICIAL SEAL          JOYCE MACK EDWARDS          NOTARY PUBLIC - CALIFORNIA          ALAMEDA COUNTY          My Comm. Expires June 24, 1991</p>	
<p>Title Order No. _____ Escrow or Loan No. _____</p>	

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY

90 175185

NORTH AMERICAN TITLE COMPANY  
AND WHEN RECORDED MAIL TO 3316815

RECORDED IN OFFICIAL RECORDS  
OF ALAMEDA COUNTY, CALIF.  
RENE C. DAVIDSON CO. RECORDER

Name Freydoun Hameditolou (etal)  
Street 3743 Stoneglen North  
Address Richmond, CA 94806



'90 JUN 27 PM 2 29

City & State

MAIL TAX STATEMENTS TO



Name  
Street Address  
City & State

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NAT-30 (5-87)

### Individual Grant Deed

A.P. #47-5516-17-1

ALL	PTN	<p>The undersigned grantor(s) declare(s):          Documentary transfer tax is \$ <u>165.00</u> / <u>City of Oakland</u> Tax \$1,425.00  <input checked="" type="checkbox"/> (XX) computed on full value of property conveyed, or  <input type="checkbox"/> ( ) computed on full value less value of liens and encumbrances remaining at time of sale.  <input type="checkbox"/> ( ) Unincorporated area: ( XX) City of <u>Oakland</u> , and</p> <p>FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,          MAX SMITH and FAY SMITH, husband and wife dba M &amp; F Investment Company</p> <p>hereby GRANT(S) to Freydoun Hameditolou and Tanaz Hameditolou, husband and wife          and Gholamali Hereschiya and Margarita Hereschiya, husband and wife and Firouz          Javidandarougar and Fakhrieh Seyedin, husband and wife          the following described real property in the city of <u>Oakland</u>,          County of <u>Alameda</u>, State of California:</p> <p>Lots 19, 20, 21, and 22 in Block "X" of the Iveywood, According to the Maps          thereof, filed March 10, 1910, in Book 25 of maps, page 39, In the Office          of the County Recorder of Alameda County</p> <p>Dated: <u>June 21, 1990</u></p> <p>STATE OF CALIFORNIA          COUNTY OF <u>Alameda</u> } ss.          On <u>June 21, 1990</u> before          me, the undersigned, a Notary Public in and for said State,          personally appeared <u>Max Smith &amp; Fay Smith</u></p> <p>personally known to me or proved to me on the basis of sat-          isfactory evidence to be the person whose nameS are          subscribed to the within instrument and acknowledged          that they executed the same.          WITNESS my hand and official seal.</p> <p>Signature: <u>[Signature]</u></p> <p>M &amp; F INVESTMENT COMPANY  <u>[Signature]</u>          BY: <u>Max Smith</u>  <u>Fay Smith</u>          MAX SMITH          FAY SMITH</p> <p>OFFICIAL SEAL          JOYCE MACK EDWARDS          NOTARY PUBLIC - CALIFORNIA          ALAMEDA COUNTY          My Comm. Expires June 24, 1991</p> <p>(This area for official notarial seal)</p> <p>Title Order No. _____ Escrow or Loan No. _____</p>
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MAIL TAX STATEMENTS AS DIRECTED ABOVE

**TICOR TITLE INSURANCE**

90175186

(Individual)

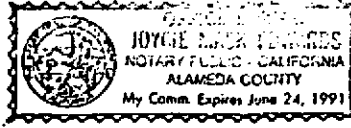
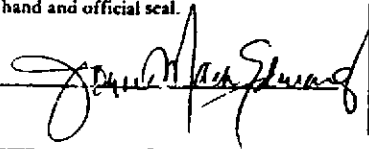
STATE OF CALIFORNIA  
COUNTY OF Alameda } ss.

On June 22, 1990 before me, the undersigned, a Notary Public in and for  
said State, personally appeared Firouz Javidandarougar, Tanaz Hameditolou,  
Margarita Hereschiya and Fakhrieh Sevedin

, personally known to me or  
proved to me on the basis of satisfactory evidence to be  
the person whose name s are subscribed to the  
within instrument and acknowledged that they exe-  
cuted the same.

WITNESS my hand and official seal.

Signature



(This area for official notarial seal)

↑ STAPLE HERE ↓

Order No. 1005792  
Escrow No.  
Loan No.

W-082344

WHEN RECORDED MAIL TO:

M & F INVESTMENT  
1916 BROADWAY  
OAKLAND, CA 94612

RECORDED at REQUEST OF  
PIONEER TITLE COMPANY  
at 10:30 A.M.

APR 30 1984

OFFICIAL RECORDS OF  
ALAMEDA COUNTY CALIFORNIA  
RENE C. DAVIDSON  
COUNTY RECORDER

TAX PAID  
ALAMEDA COUNTY  
SM-No. 745

CITY  
TAX  
PAID

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENTS TO:

CITY TRANSFER TAX \$ 273.75

DOCUMENTARY TRANSFER TAX \$ 40.16

SAME AS ABOVE

XX Computed on the consideration or value of property conveyed; OR  
Computed on the consideration or value less liens or encumbrances  
remaining at time of sale.

PIONEER TITLE

Signature of Recorder or Agent determining tax - Firm Name

A. P. # 47-5516-17-1

### CORPORATION GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

OLD NATIONAL FINANCIAL SERVICES, INC.

a corporation organized under the laws of the State of Washington, does hereby

GRANT to M & F Investment Company

the real property in the City of Oakland,  
County of Alameda, State of California, described as

Lots 19, 20, 21 and 22, Block X, Map of Iveywood, filed March 10, 1910, Map

Book 25, Page 39, Alameda County Records.

A.P. No: 47-5516-17-1

Dated April 19, 1984

OLD NATIONAL FINANCIAL SERVICES, INC.

STATE OF ~~WASHINGTON~~ Washington  
COUNTY OF Spokane

By *James W. Sullivan* Executive Vice President  
James W. Sullivan

On April 19, 1984

before me, the undersigned, a Notary Public in and for said  
State, personally appeared JAMES W. SULLIVAN

By \_\_\_\_\_ Secretary

known to me to be the Exec. Vice President, and

known to me to be the \_\_\_\_\_ of  
the corporation that executed the within instrument, and known  
to me to be the persons who executed the within instrument on  
behalf of the corporation therein named, and acknowledged to me  
that such corporation executed the within instrument pursuant to  
its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature *J. J. [unclear]*

(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

1144 (7/78)

RECORDING REQUESTED BY

8-082343

RECORDED AT REQUEST OF  
PIONEER TITLE COMPANY  
at 10:30 A.M.

D/O

AND WHEN RECORDED MAIL TO  
Old National Financial Services, Inc.  
39465 Paseo Padre Parkway  
Fremont, Ca. 94538

APR 30 1984

OFFICIAL RECORDS OF  
ALAMEDA COUNTY CALIFORNIA  
RENE C. DAVIDSON  
COUNTY RECORDER

ATTN: Joyce Anderson

500

SM-11072

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned declares under penalty of perjury that the following declaration is true and correct:

- 1) The grantee herein (was) ~~(is)~~ the foregoing beneficiary
- 2) The amount of the unpaid debt together with costs was ..... \$ 48,618.57
- 3) The amount paid by the grantee at the trustee's sale was ..... \$ 48,618.57
- 4) The documentary transfer tax is ..... \$ -0-

5) Said property is in ( ) unincorporated area;  City of  
Oakland county of Alameda

Date May 13, 1983

*Cheryl Costa*  
T.D. SERVICE COMPANY  
Cheryl Costa, Assistant Secretary

**TRUSTEE'S DEED UPON SALE**

Loan No.: 48089025  
T.S. No.: 52159-5-82

This instrument is made with reference to the Deed of Trust hereinafter described and is made between  
**T.D. SERVICE COMPANY, a California**  
**corporation,**

(herein called Trustee), and the Grantee hereinafter named.

TRUSTOR: **FRANCES KEE SHEPARD, a married woman,**

BENEFICIARY: **OLD NATIONAL FINANCIAL SERVICES, INC.,**

Recorded **July 15, 1981** as instr. No. **81-117568** in book  
page of Official Records in the office of the Recorder of **Alameda** County;

said deed of trust describes the following property:  
**Lots 19, 20, 21 and 22, Block X, Map of Iveywood, filed  
March 10, 1910, Map Book 25, Page 39, Alameda County Records.**

APN #47-5516-17-1

**10102 - 10106 EAST 14TH STREET, OAKLAND, CALIFORNIA**

Whereas, the above named trustor did, by the trust deed referred to above, grant and convey to the trustee named therein, the property heretofore described to secure, among other obligations, payment of a note or notes with interest according to the terms thereof; and Whereas, the holder of said note did execute and deliver to trustee written declaration of default and demand for sale and notice of default and election to cause the undersigned to sell said property which notice was

Recorded **October 19, 1982** as instr. No. **82-158251** in book  
page of said Official Records.

Thereafter, a notice of trustee's sale, stating that said trustee would sell the above described property at public auction to the highest bidder for cash on

**TUESDAY, FEBRUARY 22, 1983, @ 11:00 a.m.,**  
**on the steps of the Fallon Street entrance to the County**  
**Courthouse, 1225 Fallon Street, Oakland, California, and**  
**thereafter, in like manner, said sale was postponed by mesne**  
**public announcements to May 13, 1983, at the same time and same.**

said notice was posted for not less than twenty days before the date of sale therein fixed, as follows: In one public place in the said city of

Oakland

wherein said property was to be sold, to wit: on a bulletin board inside the County Courthouse

and also in a conspicuous place on said property to be sold; and said Trustee did cause a copy of said Notice to be published once a week for twenty days before the date of sale therein fixed in

The Inter-City Express

a newspaper of general circulation printed and published in the city or district in which said real property is situated, the first date of such publication being January 31, 1983; and

Said notice was also recorded at least 14 days prior to the sale in the office of the county recorder of the county in which the property heretofore described is located.

Whereas, copies of said recorded Notice of Default and of said Notice of Sale were mailed, served or published in accordance with Section 2924b of the Civil Code to or upon all those who were entitled to special notice of said sale as in said section provided; and

Whereas, all applicable statutory provisions of the state of California and all of the provisions of said Deed of Trust have been complied with as to acts to be performed and notices to be given; and

Whereas Trustee did at the time and place of sale fixed as aforesaid, then and there sell, at public auction, to said Grantee, being the highest bidder therefor, the property hereinafter described, for the sum of \$48,618.57 paid in full for the satisfaction of the indebtedness then secured by said Deed of Trust.

Now, therefore, Trustee in consideration of the premises recited and of the sum above mentioned bid and paid by Grantee, the receipt whereof is hereby acknowledged, and by virtue of the authority vested in it by said Deed of Trust, does, by these presents GRANT AND CONVEY without any covenant or warranty, express or implied all that certain property herein before described, to

Old National Financial Services, Inc.

In Witness Whereof, the undersigned caused its corporate name and seal to be hereunto affixed

T. D. SERVICE COMPANY

Dated May 13, 1983

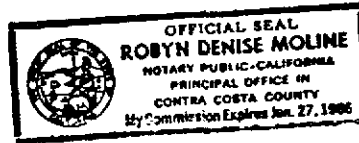
By Janet Riach, Assistant Vice President
By Cheryl Costa, Assistant Secretary

STATE OF CALIFORNIA
COUNTY OF Contra Costa

On May 13, 1983 before me, the undersigned, a Notary Public in and for said State, personally appeared Janet Riach, known to me to be the Assistant Vice President, and Cheryl Costa, known to me to be Assistant Secretary of the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors

WITNESS my hand and official seal.

Signature Robyn Denise Moline



Name (Typed or Printed) Robyn Denise Moline

(This area for official notarial seal)

TRUSTEE'S DEED UPON SALE

RECORDING REQUESTED BY

RE: 4499 IN: 424

75-142155

RECORDED at REQUEST OF  
First American Title Co.  
At 10:30 A.M.

AUG 25 1976  
OFFICIAL RECORDS OF  
ALAMEDA COUNTY, CALIFORNIA  
RENE C. DAVIDSON  
COUNTY RECORDER

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

NAME [ Lawyers Title Insurance Corp.  
STREET ADDRESS [ 300 Montgomery St.  
San Francisco, Ca. 94104  
CITY, STATE, ZIP [ ]

Title Order No. 502176 Escrow No. 101960

This space for Recorder's use

City of Oakland tax \$ NIL  
% of 1% of full value conveyed

### QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)  
DOCUMENTARY TRANSFER TAX is \$ NONE  
 computed on full value of property conveyed, or  
 computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged.

**HOMER SHEPARD**

hereby RELEASE(S) and QUITCLAIM(S) to  
**FRANCES KEE SHEPARD, his wife**

the following described real property in the City of Oakland  
County of Alameda State of California:

**PARCEL ONE:**  
Lots 19 and 20, in Block "X", as said lots and block are shown on the map of  
"Iveywood, Oakland, Alameda County, California", filed March 10, 1910, in  
book 25 of Maps, page 39, in the office of the County Recorder of Alameda County.

**PARCEL TWO:**  
Lots 21 and 22 in Block "X", of Iveywood, according to the map thereof, filed  
March 10, 1910, in book 25 of Maps, Page 39, in the office of the County Recorder  
of Alameda County.

APR 47-5516-17-1

It is the intent of the Grantor herein to divest himself of all interest in and  
to the above described property, community or otherwise, and vest title in the  
Grantee herein as her sole and separate property.

Dated August 17, 1976

  
Homer Shepard

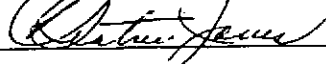
STATE OF CALIFORNIA  
COUNTY OF ALAMEDA } SS.

On August 19, 1976 before me, the under-  
signed, a Notary Public in and for said State, personally appeared

**Homer Shepard**

known to me to be the person(s) whose name(s) is(are) subscribed  
to the within instrument and acknowledged that he  
executed the same.

Witness my hand and official seal.

Signature 



(Space above for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

RECORDING REQUESTED BY

7-142154

RE: 4499 M: 417

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

NAME Mrs. Frances Kee Shepard  
STREET ADDRESS 7843 Hanson Dr.  
CITY, STATE, ZIP Oakland, Ca. 94605

RECORDED at REQUEST OF  
First American Title Co.  
10:30 A.M.  
AUG 25 1976  
OFFICIAL RECORDS OF  
ALAMEDA COUNTY, CALIFORNIA  
RENE C. DAVIDSON  
COUNTY RECORDER

TRANSFER  
TAX PAID  
ALAMEDA COUNTY

Title Order No. 502176 Escrow No. 101960

This space for Recorder's use

CORPORATION  
GRANT DEED

GRANTOR(S) DECLARE(S) DOCUMENTARY TRANSFER TAX is \$17.60  
 computed on full value of property conveyed, or  
 computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, EXXON CORPORATION (Successor by merger to Humble Oil & Refining Company), having an office at 800 Bell Avenue, Houston, Texas 77002,

a corporation organized under the laws of the state of New Jersey hereby GRANT(S) to FRANCES KEE SHEPARD, a married woman, as her sole separate property, residing at 7843 Hanson Drive, Oakland, California 94605,

CITY  
TAX  
PAID

the following described real property in the City of Oakland, County of Alameda, State of California: more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes.

Subject to Purchase Money Deed of Trust bearing even date herewith.

Provided, however, that the above described land, either by itself or in conjunction with other property, shall not be used for the maintenance or operation of an automotive service station or a bulk service station for the sale or storage of petroleum or other automotive products normally associated with such stations for a period of ten (10) years from the effective date hereof which shall constitute a covenant running with the land for the benefit of Grantor, its successors and assigns, and is binding upon Grantee, her legal representatives, heirs and assigns, during the term thereof.

City of Oakland tax \$ 80.00  
% of 1% of full value conveyed

(See Exhibit B)

A.P. # 47-5516-17-1

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its Attorney-in-Fact and Assistant Secretary thereunto duly authorized. Dated August 10, 1976, but effective as of the

day of August 1976  
STATE OF CALIFORNIA  
COUNTY OF ALAMEDA

On \_\_\_\_\_ before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_ known to me to be the \_\_\_\_\_ President, and \_\_\_\_\_ known to me to be

EXXON CORPORATION  
By \_\_\_\_\_ Attorney-in-Fact  
By \_\_\_\_\_ Assistant Secretary

Secretary of the Corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within Instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.

Signature \_\_\_\_\_

(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE.

Name

Street Address

City & State

Zip



STATE OF TEXAS I  
COUNTY OF HARRIS I

7-142154

RE: 4499 M: 418

On this 10<sup>th</sup> day of August, in the year 1976, before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and sworn, personally appeared REX E. PATRICK, known to me to be the person described in and whose name is subscribed to the within instrument, as the Attorney-in-Fact of EXXON CORPORATION, and acknowledged to me that he subscribed the name of EXXON CORPORATION thereto as principal and his own name as Attorney-in-Fact.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

*Kathy L Berry*  
Notary Public in and for  
Harris County, Texas

KATHY L BERRY  
Notary Public in and for Harris County, Texas  
My Commission Expires 6-1-77

STATE OF TEXAS I  
COUNTY OF HARRIS I

On this 10<sup>th</sup> day of August, in the year 1976, before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and sworn, personally appeared B. P. PIERCE, known to me to be the Assistant Secretary of the corporation that executed the within instrument, and known to me to be the person who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

*Kathy L Berry*  
Notary Public in and for  
Harris County, Texas

KATHY L BERRY  
Notary Public in and for Harris County, Texas  
My Commission Expires 6-1-77

EXHIBIT "A" TO GRANT DEED FROM EXXON CORPORATION, A NEW JERSEY CORPORATION, TO FRANCES KEE SHEPARD OF OAKLAND, CALIFORNIA.

The following described real property situated in the City of Oakland, County of Alameda, State of California described as follows:

LOTS 21 and 22 in Block "X", of Iveywood, according to the map thereof, filed March 10, 1910, in book 25 of Maps, page 39, in the office of the County Recorder of Alameda County.

AND,

LOTS 19 and 20 in Block "X", as said lots and block are shown on the map of "Iveywood, Oakland, Alameda County, California", filed March 10, 1910, in book 25 of Maps, page 39, in the office of the County Recorder of Alameda County.

Being the same property described in the following Deeds:

That certain Deed, dated February 13, 1962, by PHILIP F. VANCAS, a married man who was single at the time of acquisition, and ANNA M. MOODY, Grantors, to HUMBLE OIL & REFINING COMPANY, a Delaware corporation, Grantee, and recorded in the Official Records of Alameda County, California, in Reel 518, Im. 91.

AND:

That certain Deed, dated February 13, 1962, by WILLIAM STANLEY ALVES, as his separate property, Grantor, to HUMBLE OIL & REFINING COMPANY, a Delaware corporation, Grantee, and recorded in the Official Records of Alameda County, California, in Reel 518, Im. 90.

NOTE: Humble Oil & Refining Company, a Delaware corporation, was merged into Exxon Corporation, a New Jersey corporation, effective January 1, 1973.

7-142154

RE: 4499 IM: 420

CERTIFICATE

This is to certify that the attached copy of Incumbent Power of Attorney (IPA-13A-73) is a true and reproduced copy of a certified copy of the original executed, attested, sealed and acknowledged Incumbent Power of Attorney instrument which is on file in the Secretary's Department of Exxon Company, U.S.A. (a division of Exxon Corporation) in Houston, Texas; that on August 10, 1976, Ex E. Patrick is the Land Management Department, Fee Land Manager of Exxon Company, U.S.A.; that said Incumbent Power of Attorney is in effect on said date; and that the execution and delivery of Corporation Grant Deed from Exxon Corporation to Frances Kee Shepard -----

are authorized by said Incumbent Power of Attorney.

Executed this 10th day of August, 1976

EXXON CORPORATION

By B. P. Pierce  
Assistant Secretary

(Corporate Seal)

(Exhibit B)

STATE OF TEXAS }  
COUNTY OF HARRIS }

Before me, the undersigned authority, on this day personally appeared B. P. Pierce, known to me to be the person whose name is subscribed to the foregoing instrument as Assistant Secretary of Exxon Corporation, and acknowledged to me that he executed the same for the purposes evident therein, and in the capacity therein stated.

Given under my hand and seal of office this 10th day of August  
1976

KATHY L. BERRY  
Notary Public in and for Harris County, Texas  
My Commission Expires 6-1-77

Kathy L. Berry  
Notary Public in and for  
said State and County

7-142154

RE:4499 M:421

IPA-13A-73

Incumbent Power of Attorney

KNOW ALL MEN BY THESE PRESENTS:

THAT EXXON CORPORATION, a New Jersey corporation, having an office in Houston, Texas, acting by and through M. A. Wright, as Chairman and Chief Executive of Exxon Company, U.S.A., a division of Exxon Corporation (hereinafter called "Company"), and as Executive Vice President of Exxon Corporation, does hereby nominate, constitute and appoint the incumbent of the following position in said Company:

Land Management Department

Fec Land Manager

as Agent and Attorney-in-Fact of Exxon Corporation for purposes of executing and delivering instruments and documents as more particularly described below, and does hereby grant, delegate and invest said incumbent with power and authority to execute and deliver for, in the name and on behalf of Exxon Corporation, and in connection with the business and affairs of said Company, instruments and documents of any and every nature, including, but not by way of limitation, instruments pledging the credit of Exxon Corporation, bonds of indemnity, other indemnities, guaranties, affidavits, governmental documents, bids, contracts, deeds of conveyance, encumbrances, leases, releases, discharges of mortgages or deeds of trust, assignments, transfers of leasehold estates and/or other interests in real and/or personal property, and any other instrument or document as may be required or desired in the conduct of the business of said Company, whether similar or dissimilar to the foregoing, EXCEPT the following:

1. Any mortgage, assignment, conveyance or release to any third party of any oil, gas and/or mineral lease or any other interest in oil, gas

7-142154

RE: 4499 IM: 422


- and/or other minerals which is severed from the surface and which is owned by or leased to Exxon Corporation:
2. Any mortgage, assignment, conveyance, or release of other real property valued at more than Five Hundred Thousand Dollars by any taxing authority;
  3. Any instrument authorizing, permitting or evidencing the borrowing of money from any person or entity; or
  4. Any instrument delegating the power and authority conferred herein to execute and deliver instruments.

The incumbent of said position in said Company may exercise the power and authority herein granted, delegated and invested, in any particular and appropriate transaction or matter, either as an Attorney-in-Fact of Exxon Corporation or as an official of said Company. Any action taken as authorized under this Incumbent Power of Attorney shall be an act of Exxon Corporation and binding upon it.

Certificates of incumbency and evidencing authority relating to particular transactions or matter may be issued by the Secretary or any Assistant Secretary of Exxon Corporation and may be relied upon by third parties dealing with Exxon Corporation or with said Company. Such Certificates shall certify that, on the dates set out therein, the individual named therein was an incumbent of one of said positions in said Company; that the execution and delivery by such person of particular instruments or documents was authorized by this Incumbent Power of Attorney; and that this Incumbent Power of Attorney was in effect at the time of such execution and delivery.

APPROVED AND EXECUTED this 1st day of January, 1973.

EXXON CORPORATION

By:   
Chairman and Chief Executive of  
Exxon Company, U.S.A. and  
Executive Vice President of  
Exxon Corporation

ATTEST:



7-142154

RE: 4499 IM: 423

STATE OF CALIFORNIA

COUNTY OF ORANGE

On this 1st day of January, in the year 1973, before me, a Notary Public of said State, duly commissioned and sworn, personally appeared M. A. Wright, known to me to be Chairman and Chief Executive of Exxon Company, U.S.A. (a division of Exxon Corporation) and an Executive Vice President of Exxon Corporation that executed the within instrument, and acknowledged to me that such corporation executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

*William J. Zancane*  
Notary Public in and for said State



AT 22426

FOR RECORDER'S USE ONLY

RE 518 IM 90

**Deed**

**WILLIAM STANLEY ALVES, as his separate property**

the first party, **Landy**

**Grants to HURBLE OIL & REFINING COMPANY, a corporation,**

the second party, all that real property situated in the **City of Oakland**

County of **Alameda** State of **California**

LOTS 19 and 20 in Block "I", as said lots and block are shown on the map of "Irbywood, Oakland, Alameda County, California", filed March 10, 1910, in book 25 of Maps, page 39, in the office of the County Recorder of Alameda County.

Dated this **Thirteenth** day of **February** 19**62**

*William Stanley Alves*

STATE OF CALIFORNIA  
COUNTY OF **Alameda**

On **February 13, 1962** before me **Byron De Witt**

a Notary Public in and for the said County and State, personally appeared

**William Stanley Alves**

known to me to be the person whose name is subscribed to the within instrument, and that he is the person whose name is subscribed to the foregoing instrument, and that he is the person whose name is subscribed to the foregoing instrument, and that he is the person whose name is subscribed to the foregoing instrument.

Witness my hand and seal this **13th** day of **February**, 19**62**

*Byron De Witt*  
*Byron De Witt*  
Notary Public for the State of California  
Alameda

For Use of Recorder Only

RECORDED at REQUEST OF  
Title Insurance & Trust Co.

At **10:30 A** M

**FEB 19 1962**

OFFICIAL RECORDS OF  
ALAMEDA COUNTY, CALIF.

*James H. Williams*  
COUNTY RECORDER

AT 22426

*13*

AT 22428

FOR RECORDER'S USE ONLY

RE: 518 IM 91

### Deed

PHILIP F. VANCEAS, a married man who was single at the time of acquisition, and ANNA M. MOODY the first parties, hereby

Grant to HUMBLE OIL & REFINING COMPANY, a CORPORATION.

the second party, all that real property situated in the City of Oakland  
County of Alameda State of California described as follows:

LOTS 21 and 22 in Block "X", of Iveywood, according to the map thereof, filed March 10, 1910, in book 25 of Maps, page 39, in the office of the County Recorder of Alameda County.

DATE: this Thirteenth day of February 1962

*Philip F. Vanceas*  
*Anna M. Moody*

STATE OF CALIFORNIA  
COUNTY OF ALAMEDA

On February 13, 1962, before me, Raymond A. Bennett, a Notary Public in and for the State of California, personally appeared Philip F. Vanceas, a married man, and Anna M. Moody, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and consideration therein expressed.  
Raymond A. Bennett  
Notary Public in and for the State of California

For Use of Recorder Only  
RECORDED AT REQUEST OF  
Title Insurance & Trust Co.  
At 10:29 A.M.  
FEB 13 1962  
OFFICIAL RECORDS OF  
ALAMEDA COUNTY, CALIF.  
James M. Higgins  
COUNTY RECORDER  
AT 22428