

99 2356716

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA

2:41 PM DEC 22 1999

SPACE ABOVE THIS LINE RESERVED FOR RECORDER S USE

TITLE(S)

Deed

FEE CODE	N/A	N/A	0	20	9_	19	04	19
REC FEE	NO PAGES	NO TITLES	PCOR	D A FEE	SURVEY MON	NOTIF	INVOL LIEN	NON CONF

5

EXAMINER S INT

Assessor s Identification Number (AIN)
To Be Completed By Examiner Or Title Company In Black Ink

5040-023-011

Number of Parcels Shown

002



Revision Number

SOUTHERN ASSETS, LLC
18080 Galatina Street
Rowland Heights, CA 91748

FEE \$16

4

THIS SPACE FOR RECORDER S USE ONLY

ESCROW NO 46784 TT

TITLE ORDER NO 9566847-01

CORPORATION GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 240.90 (County) # 995.50 (City)
☒ computed on full value of property conveyed, or
☐ computed on full value less value of liens or encumbrances remaining at time of sale
☐ Unincorporated area ☒ City of Los Angeles, AND

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

NUEVO ENERGY COMPANY, a Delaware Corporation

hereby GRANT(s) to

SOUTHERN ASSETS, LLC, a Limited Liability Company

the real property in the city of Los Angeles, County of Los Angeles, State of California, described as

SEE ATTACHED EXHIBIT 'A' FOR CERTAIN CONDITIONS MADE A PART HEREOF

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT 'B' AND MADE A PART HEREOF

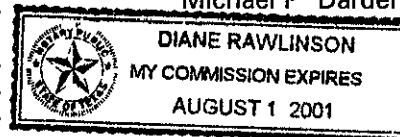
A P # 5040-023-011/012/021/022

DATED November 23, 1999
STATE OF ~~CALIFORNIA~~ TEXAS
COUNTY OF Harris

On _____
before me, _____
a Notary Public in and for said State, personally appeared
Michael P Darden

NUEVO ENERGY COMPANY, a Delaware
Corporation

BY Michael P Darden
Michael P Darden Vice President



personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument
WITNESS my hand and official seal

Signature _____

(This area for official notarial seal)

Mail tax statements to SOUTHERN ASSETS, LLC, 18080 Galatina Street, Rowland Heights, Ca 91748

NOTIFICATION SENT \$4 ©

Escrow No 46784-TT

EXHIBIT "A"

As long as Seller or its successors and assigns shall use Seller's retained Jefferson Street Drillsite (Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 21, 22, 23, and 24, Block "G", Poole and Jones Tract) for oil and gas drilling and/or production purposes, Buyer and its successors and assigns shall retain the existing dwellings on said Lots 11 and 20, or suitable replacement thereof, in conformity with current zoning, building and health and safety codes, in order to serve as a buffer area between the Jefferson Street Drillsite and the Lots adjacent to the North of said Lots 11 and 20

Buyer and its successors and assigns shall agree that as long as Seller or Seller's successors and assigns shall own or operate the Jefferson Street Drillsite, said Drillsite and all operations conducted thereon will be permitted uses with the unconditional consent of Buyer and its successors and assigns Buyer shall acknowledge and agree that the operations of Seller or its successors or assigns may emit noxious odors and fumes, and may cause vibration, loud and continuous noise, safety hazards, unsightliness and/or extensive truck traffic None of the foregoing matters, or any other operations of Seller or its successors or assigns on and in the Jefferson Street Drillsite, shall constitute any nuisance to or for Buyer or its successors, assigns or tenants Furthermore, Buyer and its successors and assigns shall have the duty to disclose the terms and condition discussed in this paragraph, and elsewhere in this letter, to their future lessees tenants, residents or purchasers of all or any part of said **Lots 11, 12, 19, and 20** Such disclosure shall be made in any lease, rental agreement, sales agreement or other agreement to be entered into by and between Buyer or its successors and assigns and any of their future lessees, tenants, residents or purchasers

Upon the request of Seller or Seller's successors or assigns, from time to time, Buyer and its successors and assigns shall expressly consent to and approve in writing of the exercise and enjoyment by Seller and its successors and assigns of all their rights, title and interests in and to the Jefferson Street Drillsite including, without limitation, all operating and other appurtenant and incidental rights and interests under Seller's **Conditional Use permit** from the City of Los Angeles, as well as all operating and other rights and interests derived or permitted by and through the laws and regulations of the California Division of Oil, Gas and Geothermal Resources, Buyer and its successors and assigns further agree not to oppose or in anyway object to any application or attempt by Seller, its successors or assigns, to secure from any government agency or authority having jurisdiction any zoning exception, variance, permit, favorable land use classification or other authorization of any kind or nature desired by or required of Seller, its successors or assigns with respect to the exercise and enjoyment of any of their rights, title and interests in and to the Jefferson Street Drillsite and/or the conduct of any operations on and in the Drillsite

The foregoing provisions and/or Restrictions to be included in the deed or other conveyance from Seller to Buyer shall run with and be a burden upon said Lots 11, 12, 19 and 20 for so long as Seller or its successors or assigns shall use the Jefferson Street Drillsite for oil and gas drilling and/or production purposes, and until such time as the Jefferson Street Drillsite is abandoned and no longer used for such oil and gas drilling and/or production purposes

EXHIBIT B LEGAL DESCRIPTION

99-2356716

4

Lots 11, 12, 19 and 20 of Block "G" of Poole and Jones Tract as per Map recorded in Book 10, Page 194 of Maps, in the Office of the County Recorder of said County

EXCEPT all crude oil, petroleum, gas, brea, asphaltum and all kindred substances and other minerals under and in said land without the right of surface entry above the depth of 500 feet below the surface of said land as reserved in deed recorded April 1, 1963 as Instrument No 273

mpd

99-2356716

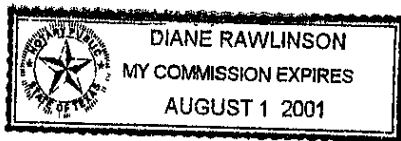
5

State of Texas

County of Harris

On December 1, 1999 before me, Diane Rawlinson, Notary Public, personally appeared Michael P Darden, personally known to me or proved to me on the basis of satisfactory evidence to be the person who name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument

WITNESS my hand and official seal



Diane Rawlinson

Signature of Notary Public