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STATE OF MARYLAND)
) SS:
CITY OF BALTIMORE)

PERSONALLY appeared before me Karen L. Curry
and made oath that she saw the within named JAMES RIVER REALTY
CORPORATION, by JESSE D. WINZENRIED, its President, and by N. K.
COOPER, JR., its Secretary, sign and affix the corporate seal,
and as the Act and Deed of the said Corporation deliver the
within written instrument and that she with Maureen S. Patten
witnessed the execution thereof.

SWORN to before me this 15th day
of December, 1977.

Karen L. Curry
Notary Public for City of
Baltimore, State of Maryland

My Commission expires: 7/1/78

STATE OF MARYLAND)
) SS:
CITY OF BALTIMORE)

PERSONALLY appeared before me, Karen L. Curry
and made oath that she saw the within named CROWN CENTRAL
PETROLEUM CORPORATION, by W. M. GINDER, its Group Vice President,
and by N. K. COOPER, JR., its Assistant Secretary sign, and affix
the corporate seal, and as the Act and Deed of the said Corporation
deliver the within written instrument, and that she with Maureen S. Patten
Patten witnessed the execution thereof.

SWORN to before me this 15th day
of December, 1977.

Karen L. Curry
Notary Public for City of
Baltimore, State of Maryland

My Commission Expires: 7/1/78

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