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Book - 8644 Pg - 326-330
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
OM ENTERPRISES CO
ATTN JOHN BIRKINSHAW
5295 S 300 W STE 475
MURRAY UT 84107
BY: KCC, DEPUTY - WI 5 P.

WHEN RECORDED RETURN TO:

OM ENTERPRISES COMPANY
P.O. Box 6001
Magna, UT 84044-6001

WARRANTY DEED

KENNECOTT UTAH COPPER CORPORATION a Delaware corporation, whose address is P.O. Box 6001, Magna, UT 84044-6001 ("Grantor") hereby conveys and warrants to OM ENTERPRISES COMPANY a Utah corporation, whose address is P.O. Box 6001, Magna, UT 84044-6001 ("Grantee"), for the sum of TEN DOLLARS and other good and valuable consideration, that certain parcel of improved real property situated in Salt Lake County, State of Utah, which is more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "Property").

TOGETHER WITH all improvements thereon and all tenements, hereditaments, easements, rights of way, privileges and appurtenances thereunto belonging or appertaining and all other rights and interests which are appurtenant to or which run with the Property.

RESERVING, however, unto Grantor all of those certain fixtures, furnishings, improvements, equipment and other personal property listed on Exhibit "B" attached hereto and incorporated herein by this reference, together with the right to enter the Property to remove such items from the Property and the improvements to which they may be attached.

SUBJECT to current real property taxes and easements, assessment obligations and use restrictions contained or reflected in the records of the Salt Lake County Recorder's office.

ALSO SUBJECT to the encumbrances and other interests, if any, contained or reflected in the documents listed on, and the other matters identified on, Exhibit "C" attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 8th day of July, 2002.

GRANTOR:

Grantor:


KENNECOTT UTAH COPPER
CORPORATION, a Delaware Corporation

By: W.H. Champion
Name: W.H. Champion
Title: President

W.H. Champion

STATE OF UTAH)
): ss.
COUNTY OF SALT LAKE)

On this 8th day of July, 2002, personally appeared before me, a Notary Public, W.H. Champion, the president of KENNECOTT UTAH COPPER CORPORATION personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged to me that he executed the above instrument on behalf of KENNECOTT UTAH COPPER CORPORATION.



Notary Public

My Commission Expires:

Aug. 8, 2003_____

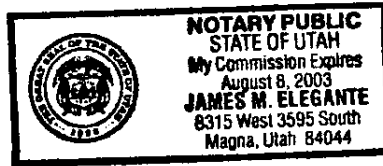


EXHIBIT "A"

Those certain parcels of real property situated in Salt Lake County, State of Utah described as follows:

PARCEL 1 14-32-201-061-4001
4007

Beginning at a point on the East Right-of-Way line of 8400 West Street which is South 734.30 feet and East 68.88 feet from the North Quarter corner of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian basis of bearing being the North line of said Section 32 which bears South 89°49'24" East; thence South 89°44'24" East 511.98 feet; thence South 0°15'36" West 111.18 feet; thence South 89°39'43" East 391.33 feet; thence South 63°22'42" East 13.48 feet; thence South 39°23'31" East 48.27 feet; thence South 0°10'36" West 353.67 feet to a point on the North line of the Utah and Salt Lake Canal and to a point on a 604.45 foot radius curve to the left, the chord of which bears South 89°03'18" West; thence westerly along said North line and said curve through a central angle of 38°36'34" a distance of 407.31 feet; thence South 69°45'01" West along said North line 127.78 feet; thence North 0°44'30" East 190.73 feet; thence North 82°16'05" West 8.58 feet; thence North 14°25'04" West 35.16 feet; thence South 87°12'47" West 411.49 feet to the East Right-of-Way line of 8400 West Street; thence North 0°08'25" East along said East line 357.74 feet to the point of beginning.

PARCEL 2

Beginning at a point on the East Right-of-Way line of 8400 West Street which is South 734.30 feet and East 68.88 feet from the North Quarter corner of Section 32, Township 1 South, Range 2 West, Salt Lake Base and Meridian basis of bearing being the North line of said Section 32 which bears South 89°49'24" East; thence South 89°44'24" East 511.98 feet; thence North 0°15'36" East 4.53 feet to a point on the back of the curb; thence North 89°40'33" West along said back of curb and its extension 511.99 feet; thence South 0°08'17" West 5.11 feet to the point of beginning.

EXHIBIT "B"

The following fixtures, furnishings, improvements, equipment and other personal property:

Building A:

First floor

- Information System wiring/connections.

Second Floor

- Large Xerox copier.
- Video Conference equipment.

Building B:

First Floor

- IS&T group equipment, furniture and fixtures, including computer network equipment
- Files relative to smelter insurance claim located in Room B114.
- All equipment and office furniture and fixtures currently in place in the Tax, Benefits, Payroll, Accounting, Treasury and other RTSI departments. This includes any high density file systems currently in place.
- Boxes of KUC envelopes in Room B133.

Second Floor

- Equipment and office furniture and fixtures in RTSI IS& T offices located on the second floor of Building B and in all other offices.

Building C:

First Floor

- Exercise equipment located in Room C105.
- TVs in the exercise rooms.
- Stereo system in exercise rooms.
- Equipment/furniture located in medical clinic.
- Files in Room C101 (medical clinic).
- Tables (3) and chairs (6) at northwest side of building (entrance).
- Files in Rooms C113 and 114.
- Files in the main exercise room of the wellness center. All furniture in the wellness center.

Second Floor

- All furniture and fixtures in KUC training group's offices room numbers 227, 228, 229, 230, 231, 232, 233, 234, 235, 239, 249, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, the conference room across from 230 and the library across the hall from the computer training room.
- Computer equipment and furniture and fixtures in the computer training room.

EXHIBIT "C"

The following documents, interests or other matters may affect Parcel 2 of the Property:

1. Assignment of Lease or Rental Agreement for Security, executed by ARBOR PARK ASSOCIATES, as "Assignor", and ZIONS CREDIT CORPORATION, as "Assignee", wherein said "Assignor" assigns that certain Lease or Rental Agreement dated July 7, 1989 by and between the "Assignor", as Lessor and REFRACTORY TECHNOLOGY AIRCRAFT COMPONENTS, as Lessee, to secure the indebtedness set forth therein. Said Assignment was recorded November 21, 1989 as Entry No. 4850303 in Book 6177 at Page 1536 of the Official Records of the Salt Lake County Recorder.

2. ASSIGNMENT OF DEED OF TRUST AND ASSIGNMENT OF ASSIGNMENT OF LEASES AND RENTS, executed by JOHN ALDEN LIFE INSURANCE COMPANY ("Assignor"), to SUNAMERICA LIFE INSURANCE COMPANY ("Assignee"), recorded May 6, 1997 as Entry No. 6638169, in Book 7661, at Page 158 of the Official Records of the Salt Lake County Recorder.

3. FORM UCC-3 [FINANCING STATEMENT ASSIGNMENT], executed by JOHN ALDEN LIFE INSURANCE COMPANY to SUNAMERICA LIFE INSURANCE COMPANY ("Assignee"), recorded June 13, 1997 as Entry No. 6667820, in Book 7688, at Page 2824 of the Official Records of the Salt Lake County Recorder.

4. FORM UCC-1 [FINANCING STATEMENT], executed by ARBOR PARK ASSOCIATES ("Debtor"), to SUNAMERICA LIFE INSURANCE CO. ("Secured Party"), recorded July 23, 1998 as Entry No. 7035698, in Book 8044, at Page 1025 of the Official Records of the Salt Lake County Recorder.

5. The legal effect of a potential boundary line overlap affecting Parcel 2 of the Property.