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QUITCLAIM DEED

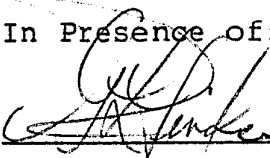
THIS INDENTURE, Made as of the 1st day of April, 1982, between UNION PACIFIC LAND RESOURCES CORPORATION, a corporation of the State of Nebraska, Grantor, and UPLAND INDUSTRIAL DEVELOPMENT COMPANY, a corporation of the State of Nebraska, with its principal place of business at 110 North Fourteenth Street, Omaha, Nebraska 68102, Grantee:

WITNESSETH: That pursuant to a corporate reorganization, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, Grantor does REMISE, RELEASE and QUITCLAIM unto Grantee, its successors and assigns, forever, all of Grantor's right, title, interest, estate, claim and demand, both at law and in equity, in and to the land described in Exhibit A attached hereto and by this reference made a part hereof.

EXCEPTING from this quitclaim and RESERVING unto Grantor, its successors and assigns, forever, all minerals and all mineral rights of every kind and character now known to exist or hereafter discovered, including, without limiting the generality of the foregoing, oil and gas and rights thereto, together with the sole, exclusive and perpetual right to explore for, remove and dispose of, said minerals by any means or methods suitable to Grantor, its successors and assigns, but without entering upon or using the surface of the lands hereby quitclaimed, and in such manner as not to damage the surface of said lands or to interfere with the use thereof by Grantee, its successors and assigns.

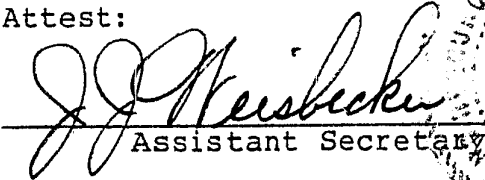
TOGETHER with all water rights, rights of way, easements, tenements, hereditaments and appurtenances thereunto belonging.

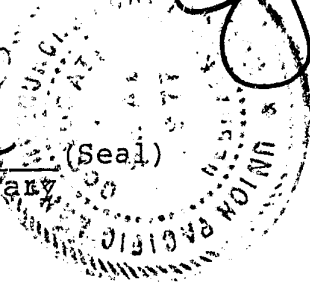
IN WITNESS WHEREOF, Grantor has caused these presents to be executed by its Vice President and attested by its Assistant Secretary thereunto duly authorized, dated as of the 1st day of April, 1982.

In Presence of:


UNION PACIFIC LAND RESOURCES CORPORATION

By: 
Vice President

Attest:

Assistant Secretary



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EXHIBIT A

A parcel of land situate in the West Half (W $\frac{1}{2}$) of Section 18, Township 1 South, Range 1 West of the Salt Lake Meridian, Salt Lake City, Salt Lake County, State of Utah, bounded and described as follows:

Beginning at the northwest corner of said Section 18;
thence along the north line of said section, South
89 degrees 59 minutes 48 seconds East, 1353.61 feet;

thence South 27 degrees 07 minutes 00 seconds East,
638.94 feet to the most northerly corner of Centennial Industrial
Park, Phase V, Salt Lake City, Salt Lake County, Utah, recorded as
No. 3316753 on August 3, 1979, in the Office of Recorder of said
County;

thence along a northerly line of said Phase V, South
62 degrees 50 minutes 05 seconds West, 66.12 feet to the beginning
of a nontangent curve concave southwesterly, from which point
a radial line bears South 62 degrees 50 minutes 05 seconds West,
459.28 feet;

thence southeasterly along said curve and along the
westerly line of Phase V, through a central angle of 27 degrees
02 minutes 32 seconds, 216.77 feet;

thence continuing along said westerly line of Phase
V, South 00 degrees 07 minutes 23 seconds East, 4331.29 feet,
more or less, to the northerly right-of-way line of 2100 South
Street;

thence along said northerly right-of-way line, North
89 degrees 47 minutes 21 seconds West, 1644.40 feet to the west
line of said Section 18;

thence along said west line, North 00 degrees 01 minute
04 seconds West, 5132.91 feet to the Point of Beginning.

Containing an area of 191.45 acres, more or less.

