

QUITCLAIM DEED

UNION PACIFIC RAILROAD COMPANY, a Utah corporation (which through merger with The Western Pacific Railroad Company became successor in interest to the real property described herein), Grantor, in consideration of the sum of Ten Dollars (\$10.00), and other valuable consideration to it duly paid, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE and forever QUITCLAIM unto GEORGE A. FRODSHAM, a single individual, Grantee, whose address is c/o 457 East 300 South, Salt Lake City, Utah 84111 and unto his heirs and assigns forever, all of Grantor's right, title, interest, estate, claim and demand, both at law and in equity, of, in, and to the real estate consisting of 7,998 square feet, more or less (hereinafter the "Property") situated in the NE¼ of Section 2, Township 1 South, Range 1 West of the Salt Lake Meridian in Salt Lake City in Salt Lake County, State of Utah, as more particularly described in Exhibit A, hereto attached and hereby 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 underlying the Property, 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 the Grantor, its successors and assigns, but without entering upon or using the surface of the Property, and in such manner as not to damage the surface of the Property, or to interfere with the use thereof by the Grantee, his heirs and assigns.

This deed is made subject to the condition that all taxes and all assessments, or, if payable in installments, all installments of assessments, levied upon or assessed against the Property which became or may become due and payable in the year 1994 shall be prorated as of the date of delivery of this deed by Grantor to Grantee, said date being the 16 day of NOVEMBER, 1994; and Grantee assumes and agrees to pay, or to reimburse Grantor for, if paid by it, all such taxes and assessments applicable to the period subsequent to the date of delivery of this deed and assume all taxes and all assessments and all installments of assessments which may become due and payable after said year.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging; TO HAVE AND TO HOLD, subject to the aforesaid provisions, the Property unto the said Grantee and unto his heirs and assigns.

Grantor, Federal ID No. 13-6400825, is not a foreign corporation and withholding of Federal Income Tax from the amount realized will not be made by Grantee. A Certification

prepared in conformance with IRS regulations under Section 1445 of the Internal Revenue Code is attached as Exhibit B.

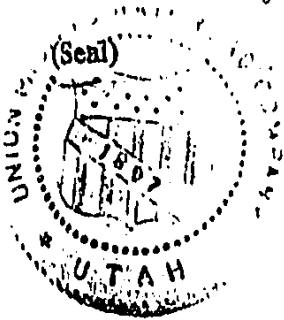
IN WITNESS WHEREOF, the Grantor has caused this deed to be duly executed as of the 16 day of November 1974

Attest:

P. W. Saylor  
Assistant Secretary

UNION PACIFIC RAILROAD COMPANY,

By [Signature]  
Title: Assistant Vice President



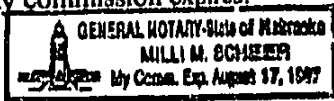
ACKNOWLEDGEMENT

STATE OF NEBRASKA     )  
                                  ) ss.  
COUNTY OF DOUGLAS    )

The foregoing instrument was acknowledged on this 16th day of Nov., 1994  
before me, a Notary Public duly commissioned, qualified and acting, within and for the said County  
and State, by R.D. Uhrich and C.W. Saylor, to me personally  
known, who stated that they were the AVP- Contracts & Real Estate and Assistant  
Secretary, respectively, of Union Pacific Railroad Company, a Utah corporation, and were duly  
authorized in their respective capacities to execute the foregoing instrument for and in the name and  
behalf of said corporation, and further stated and acknowledged that they had so signed, executed  
and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned  
and set forth.

Millie M. Scherer  
Notary Public

My commission expires:



UNION PACIFIC RAILROAD COMPANY  
Salt Lake City, Salt Lake County, Utah

EXHIBIT "A"

An irregular shaped parcel of land situate in the NE $\frac{1}{4}$  of Section 2, Township 1 South, Range 1 West of the Salt Lake Meridian, Salt Lake City, Salt Lake County, Utah, and being more particularly described as follows:

Beginning at a point on the south line of Block 81, Plat "A" Salt Lake City Survey, said point being South 89°55'55" West, a distance of 149.04 feet, from the southeast corner of said Block 81;

Thence South 89°55'55" West, a distance of 2.09 feet;

Thence North 1°25'43" East, a distance of 59.19 feet;

Thence North 3°51'27" West, a distance of 81.36 feet;

Thence North 7°53'44" West, a distance of 93.08 feet;

Thence North 50°27'36" East, a distance of 9.50 feet, to a point on a 613.33 foot radius curve, the chord of which bears South 37°41'36" East;

Thence along said curve to the right through a central angle of 22°18'13", a distance of 238.75 feet;

Thence South 57°53'40" West, a distance of 19.94 feet;

Thence North 30°45'17" West, a distance of 92.49 feet;

Thence South 89°42'43" West, a distance of 11.45 feet;

Thence North 30°37'36" West, a distance of 18.13 feet;

Thence South 89°55'55" West, a distance of 48.48 feet;

Thence South 00°04'12" West, a distance of 135.24 feet to the POINT OF BEGINNING.

Containing an area of 7,998 square feet, more or less.

Office of Contracts & Real Estate  
Omaha, Nebraska  
November 4, 1894

Written by: LEF  
WRIGHT. LGL  
368-83

BK 7093 Pg 1252

**EXHIBIT B**

**CERTIFICATION OF NON-FOREIGN STATUS**

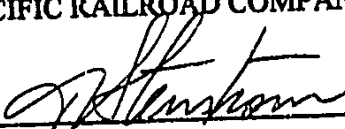
Under Section 1445(e) of the Internal Revenue Code, a corporation, partnership, trust, or estate must withhold tax with respect to certain transfers of property if a holder of an interest in the entity is a foreign person. To inform the transferee that no withholding is required with respect to UNION PACIFIC RAILROAD COMPANY's interest in it, the undersigned hereby certifies the following on behalf of UNION PACIFIC RAILROAD COMPANY:

1. UNION PACIFIC RAILROAD COMPANY is not a foreign corporation, foreign partnership, foreign trust, or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations);
2. UNION PACIFIC RAILROAD COMPANY's U.S. employer identification number is 13-6400825; and
3. UNION PACIFIC RAILROAD COMPANY's office address is 1416 Dodge Street, Omaha, Nebraska 68179-1100, and state of incorporation is Utah.

UNION PACIFIC RAILROAD COMPANY agrees to inform the transferee if it becomes a foreign person at any time during the three year period immediately following the date of this notice.

UNION PACIFIC RAILROAD COMPANY understands that this certification may be disclosed to the Internal Revenue Service by the transferee and that any false statement contained herein could be punished by fine, imprisonment, or both.

Under penalties of perjury, I declare that I have examined this certification and to the best of my knowledge and belief it is true, correct, and complete, and I further declare that I have authority to sign this document on behalf of UNION PACIFIC RAILROAD COMPANY.

  
\_\_\_\_\_  
Title: Mgr. Real Estate  
Date: 11/16/94

01/27/95 4:24 PM 12.00  
6012315  
NANCY WORKMAN  
RECORDER, SALT LAKE COUNTY, UTAH  
GRAYSON B WRIGHT  
REC BOST 300 80 BLC UT 84111  
457 East 30050 S.L.C. UT 84111  
DEPUTY - WI