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16032

DEED

1986 MAY 23 PM 2:19  
*John L. ...*  
*Agent of USSC*  
*1902*

Made this 20th day of May, 1986 between UNITED STATES STEEL CORPORATION, a Delaware corporation, having an office at 600 Grant Street, Pittsburgh, Pennsylvania 15230 (hereafter sometimes called "USSC") and LAROCHE INDUSTRIES INC., also a Delaware corporation, having an office at 1100 Johnson Ferry Road, N. E., Perimeter 400, Atlanta, Georgia 30342 (hereafter sometimes called "LaRoche").

For good and valuable consideration, USSC hereby conveys and warrants against all claiming by, through, or under it to LaRoche that parcel of land (hereafter sometimes called "the Premises") within USSC's Geneva Steel Plant at Geneva, County of Utah, State of Utah described as follows:

Commencing at a point in a fence, which is 424.05 feet south and 883.28 feet west from the east quarter corner of Section 5, Township 6 South, Range 2 East, Salt Lake Base and Meridian (basis of bearing is the state coordinate system); thence South 7 degrees 46 minutes 32 seconds East along said fence 2796.57 feet; thence South 82 degrees 30 minutes 21 seconds West along a fence extended 147.14 feet; thence North 7 degrees 57 minutes 36 seconds West along the east side and east side extended of an existing sub-station building 35.24 feet; thence South 82 degrees 13 minutes 39 seconds West along the south side of a garage 108.33 feet; thence North 11 degrees 59 minutes 48 seconds West 25.69 feet to a fence; thence North 14 degrees 56 minutes 37 seconds West along a fence 283.94 feet to a fence corner; thence South 83 degrees 36 minutes 20 seconds West 29.09 feet to a fence corner; thence North 20 degrees 34 minutes 54 seconds West along a fence 280.71 feet to a fence corner; thence North 14 degrees 56 minutes 19 seconds West along a fence 1448.27 feet; thence North 8 degrees 15 minutes 56 seconds West 136.96 feet to a fence; thence North 7 degrees 27 minutes 14 seconds West along a fence 69.61 feet to a fence corner; thence North 82 degrees 14 minutes 36 seconds East along a

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fence 53.65 feet; thence North 3 degrees 18 minutes 46 seconds West 106.60 feet; thence North 10 degrees 55 minutes 05 seconds East 92.03 feet; thence North 25 degrees 14 minutes 35 seconds East 120.70 feet; thence North 40 degrees 54 minutes 42 seconds East 377.48 feet; thence North 86 degrees 07 minutes 56 seconds East 125.13 feet to the point of beginning. Containing an area of 27.365 acres.

Together with all fixtures, buildings and structures erected thereon and all appurtenances pertaining thereto.

Together with all water and water rights evidenced by Certificate of Appropriation of Water No. 6446, issued March 26, 1963 by the State Engineer of the State of Utah pursuant to Application No. 32461, File No. 55-1013, which authorizes the use of 1.31 cfs of water and which Certificate of Appropriation of Water was issued in the name of United States Steel Corporation.

TOGETHER with access for an electrical feeder line from the south line of the Premises to power lines of Utah Power and Light Company within the 138kV Substation.

Together with an easement in and to the northerly wall of the existing building located on the premises of USSC (the "Adjacent Premises") situate to the south of the southwesterly corner of the Premises, for support and enclosure of the parking area roof located on the Premises situate to the north of and attached to the said building on the Adjacent Premises; which easement shall remain in effect for as long as the said building on the Adjacent Premises remains standing but shall cease and be of no further force or effect if and when the said building on the Adjacent Premises, whether voluntarily or involuntarily, is razed, demolished or damaged to the extent that it will no longer safely support the said parking area roof on the Premises; and which easement shall impose no obligation upon USSC, its successors and assigns, to maintain, repair, rebuild or keep in place the said building on the Adjacent Premises.

The land described above is a part of the land conveyed by Instrument of Conveyance, Transfer and Assignment dated November 15, 1946 from Reconstruction Finance Corporation to

Geneva Steel Company recorded in the office of the County Recorder of Utah County, Utah in Book 465, Pages 43-59.

By Agreement of Merger dated December 7, 1951, filed in the Office of the Secretary of the State of New Jersey on December 31, 1951, eighteen companies, among them Geneva Steel Company were merged into United States Steel Company, a New Jersey corporation.

By instrument of merger dated December 24, 1952, filed in the Office of the Secretary of the State of New Jersey on December 31, 1952, United States Steel Company (a New Jersey corporation and a wholly-owned subsidiary of United States Steel Corporation, a New Jersey corporation) was merged into said United States Steel Corporation.

By Joint Agreement or Merger between United States Steel Corporation (a New Jersey corporation) and U. S. Steel Company (a Delaware corporation and a wholly-owned subsidiary of United States Steel Corporation) dated as of October 1, 1965, and effective when filed in the Office of the Secretary of the State of Delaware on January 1, 1966, United States Steel Corporation was merged into U. S. Steel Company, which in the process changed its name to United States Steel Corporation. This merger was confirmed by an Instrument of Transfer from United States Steel Corporation, a New Jersey corporation, to United States Steel Corporation, a Delaware corporation, dated January 26, 1966 and recorded in the office of the County Recorder of said Utah County in Book 1037, Page 134.

EXCEPTING to USSC from the foregoing conveyance title to those utility lines and pipes and other property set forth on Rider A, attached hereto and made a part hereof, and RESERVING to USSC, its successors and assigns, the right to use, maintain, construct, repair, replace, have access to, renew, add to, construct an additional line or lines and remove the same along, over, under and within the Premises described above for the same or related uses at their present locations, whose approximate locations are set forth on Rider A.

RESERVING further to USSC, its successors and assigns, the right to use, clean out, maintain, repair, replace, have access to, and renew a diversion ditch for water, which runs along the easterly fence line.

WITNESS the due execution.

ATTEST:

UNITED STATES STEEL CORPORATION

J. G. Hammenhüll  
Assistant Secretary

By T. W. Davis  
Group Vice President

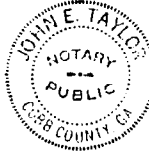
COMMONWEALTH OF PENNSYLVANIA:  
:  
COUNTY OF ALLEGHENY :

On the 20th day of May, 1986, personally appeared before me David H. Apton who, being by me duly sworn, did say that he is the Group Vice-President of United States Steel Corporation, and that said instrument was signed in behalf of said corporation by resolution of its board of directors, and said David H. Apton acknowledged to me that said corporation executed the same.

John E. Taylor  
Notary Public

Residence of Notary Public:

1240 Seven Stars Circle  
Woodstock  
Marietta, Ga 30067



John E. Taylor  
56 Perimeter Center E., Ste 500  
Atlanta, Georgia 30345-2283  
(404) 399-1000  
Notary Public, Georgia, State at Large  
Appointed in Cobb County, Georgia  
My commission expires September 18, 1989  
Notarization Date: May 20, 1986

RIDER A

EXCEPTING to UNITED STATES STEEL CORPORATION ("USSC"), its successors and assigns, title to the following:

(1) A 13.8 kV electrical feeder line, which runs from the easterly side of USSC's Switch House No. 2 (the northerly line of Switch House No. 2 is contiguous to the southerly line of the Premises) through a duct which is 66 feet east of the west line of the Switch House in a northerly direction to Manhole #1 at N. 2555, E. 1409 (Geneva Plant grid system) at the northwest corner of the General Service Building; thence to Manhole #2 at N. 2555, E. 1561.42; thence north to Manhole #3 at N. 2840, E. 1561.42; thence north to Substation No. 1 at the compressor building; thence leaving Substation No. 1 to Manhole #4 at N. 3373.5, E. 1547 near the Cooling Tower; thence to Manhole #5 at No. 3652, E. 1547; thence to Manhole #6 at No. 3819, E. 1547; thence northeasterly to near the east fence line; thence to Manhole 710 at N. 4254, E. 1660; thence to Manhole 711 at N. 4804, E. 1660; thence along E. 1660 to the northerly line of the Premises.

(2) The equipment, meters and other facilities within Substation No. 1 to which the 13.8kV electrical feeder line -- referred to in paragraph (1) above -- connects or which service and support said electrical feeder line.

(3) An oxygen line which runs through the utility tunnel in the west line of the Premises at about N. 3100, E. 1307 on the Geneva Plant grid system; thence east to E. 1340; thence north to N. 3670; thence east to E. 1585; thence north to the north line of the Premises.

(4) Natural gas lines serving USSC as at present located on the Premises for a period not exceeding six months from the date of this Deed.

(5) The sanitary sewer system and lift station (located at about N. 3104, E. 1351) to the extent serving the needs of Liquid Air or those needing sanitary sewage service in that part of USSC's Geneva Plant (and see (6) below).

(6) The sanitary sewer from a point in the south property line of the Premises at N. 2155, E. 1507 in the Geneva Plant grid system; thence north to a manhole at about N. 2184, E. 1507; thence north to N. 2450; thence west to E. 1423; thence north to N. 2710; thence west to E. 1351; thence north

to the sanitary manhole lift station at N. 3104, E. 1351; thence west to the west property line of the Premises at the utility tunnel at about N. 3100, E. 1307.

(7) A potable water line running along virtually the same course as is set forth in paragraph (6) above.

(8) A fire protection line which enters the premises through the utility tunnel at N. 3100 (Geneva Plant grid system); runs east about 90 feet from the west line of the Premises and tees into a north-south twelve-inch line which then forms a loop around the interior perimeter of the Premises. A twelve-inch line tees into the east-west leg of the loop near the southwest corner of the Administration Building at about N. 2159, E. 1543 and runs south to the south line of the Premises in the vicinity of the sanitary sewer line referred to at paragraph (6) above and the potable water line referred to at paragraph (7) above.

(9) A four-inch treated water line (providing Liquid Air's process water requirements) which begins at the west property line in the utility tunnel at about N. 3100, E. 1307 on the Geneva Plant grid system; thence in a generally southerly direction paralleling the west property line of the Premises to the east-west jog in the west property line of the Premises at about N. 2460, E. 1360.

(10) A steam line whose location commences at said utility tunnel on the west line of the Premises; the steam line then rises vertically onto a pipe rack; then goes east on the pipe rack to an intersection with a high pressure steam line running south from the nitric acid plant boiler at approximately E. 1354 (Geneva Plant grid system); the six-inch line runs south along the pipe rack to N. 3012, where it reduces to four-inch line and is offset three feet to E. 1357 and becomes the steam supply line to the Liquid Air plant; thence runs south to N. 2705, where it reduces to a three-inch line and drops to go underground west approximately 27 feet at E. 1330. At this point the three-inch steam line parallels the four-inch treated water line (referred to in paragraph 9 above) and runs to the east-west jog in the west property line of the Premises at N. 2460, E. 1360.

(11) Surface water drains and associated diversion boxes. Two major surface water diversion boxes are located at N. 2655, E. 1635 and N. 2480, E. 1635 (Geneva Plant grid system). A

major 36" drain angles northeasterly from the north box to a point near the easterly fence line and runs parallel to the fence line to the north line of the Premises. A 30" drain runs south from the north box into the south diversion box, which is the head end of conductor number three, the 24" east-to-west drain across the Premises. In addition there is another 30" or 36" drain going south from this diversion box providing the ability to run water south to conductor number two, which is a 24" drain running west at 000 north (south of the Premises).

USSC represents (1) that Geneva Plant's grid system is based on the assumption that the easterly property line of the Geneva Plant and the Premises is due north and south; (2) that the distance between locations on the grid system is equal to the difference between the numbers in feet; (3) that the north-south numbers increase from south to north within the Premises; (4) that the point of beginning of the Premises is at N. 5000 on the north-south lines of Geneva Plant's grid system; (5) that the southernmost line of the Premises is at N. 2159 on said grid system; and (6) that the east-west numbers increase from west to east within the Premises and the westernmost part of the Premises is at E. 1100.