

WHEN RECORDED, MAIL TO:

L.A. Cleveland

**HOLLAND & HART**  
P.O. Box 8749  
Denver, CO 80201

Space Above This Line For Recorder's Use

Order # 36991

**WARRANTY DEED**  
**(Corporate Form)**

Tax #

LAROCHE INDUSTRIES INC., a Delaware corporation, with its principal office at 1100 Johnson Ferry Road, N.E., Atlanta, Georgia 30342, County of Fulton, State of Georgia, grantor, hereby CONVEYS AND WARRANTS to GENEVA NITROGEN INC., a Delaware corporation, 9781 South Meridian Boulevard, Suite 400, Englewood, Colorado 80112, grantee, for the sum of ten dollars and other good and valuable consideration, the following described tract of land in Utah County, State of Utah:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the grantor has caused its corporate name and seal to be hereunto affixed by its duly authorized officers,

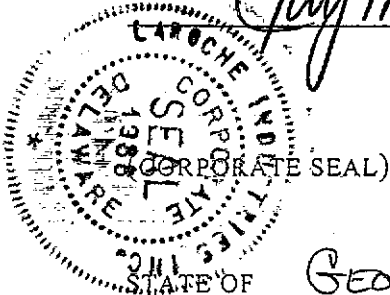
this 31 day of OCTOBER, A.D.

LAROCHE INDUSTRIES INC.,  
a Delaware corporation

Attest:

Jay M. Lapine  
Secretary.

By Harold W Ingalls  
President



STATE OF GEORGIA

COUNTY OF FULTON ) ss.

On the 31<sup>st</sup> day of OCTOBER 2000, A.D., personally appeared before me HAROLD W INGALLS and JAY M. LAPINE who being by me duly sworn did say, each for himself, that he, the said HAROLD W. INGALLS is the President and he, the said JAY M. LAPINE is the secretary of LAROCHE INDUSTRIES INC., a Delaware corporation, and the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its board of directors and said HAROLD W. INGALLS and JAY M. LAPINE each duly acknowledged to me that said corporation executed the same and the seal affixed is the seal of the said corporation.

My Commission Expires Notary Public, Cobb County, Georgia  
My Commission Expires Sept. 28, 2004

Jana D Baur  
Notary Public

Address 1100 JOHNSON FERRY RD NE  
ATLANTA GA 30342

EXHIBIT "A"  
TO WARRANTY DEED

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That parcel of land 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  $07^{\circ} 46' 32''$  East along said fence 2796.57 feet; thence South  $82^{\circ} 30' 21''$  West along a fence extended 147.14 feet; thence North  $07^{\circ} 57' 36''$  West along the East side and East side extended of an existing sub-station building 35.24 feet; thence South  $82^{\circ} 13' 39''$  West along the South side of a garage 108.33 feet; thence North  $11^{\circ} 59' 48''$  West 25.69 feet to a fence; thence North  $14^{\circ} 56' 37''$  West along a fence 283.94 feet to a fence corner; thence South  $83^{\circ} 36' 20''$  West 29.09 feet to a fence corner; thence North  $20^{\circ} 34' 54''$  West along a fence 280.71 feet to a fence corner; thence North  $14^{\circ} 56' 19''$  West along a fence 1448.27 feet; thence North  $08^{\circ} 15' 56''$  West 136.96 feet to a fence; thence North  $07^{\circ} 27' 14''$  West along a fence 69.61 feet to a fence corner; thence North  $82^{\circ} 14' 36''$  East along a fence 53.65 feet; thence North  $03^{\circ} 18' 46''$  West 106.60 feet; thence North  $10^{\circ} 55' 05''$  East 92.03 feet; thence North  $25^{\circ} 14' 35''$  East 120.70 feet; thence North  $40^{\circ} 54' 42''$  East 377.48 feet; thence North  $86^{\circ} 07' 56''$  East 125.13 feet to the point of beginning.

also known and numbered as 1165 North Geneva Road, Vineyard, Utah 84601,

together with all fixtures, buildings and structures erected thereon and all appurtenances pertaining thereto, including but not limited to those access rights and easements contained in Road Easement dated May 20, 1986, between United States Steel Corporation and Laroche Industries Inc., recorded May 23, 1986, as number 16033, Book 2307, page 40, and in Deed dated May 20, 1986, between the same parties, recorded May 23, 1986, at number 16032, Book 2307, page 32, records of Utah County, Utah; and

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 authorized 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.

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