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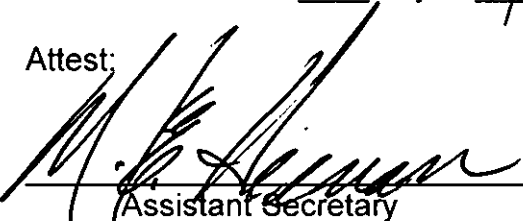
QUITCLAIM DEED

UNION PACIFIC RAILROAD COMPANY, a Delaware corporation, successor in interest by merger to Union Pacific Railroad Company, a Utah corporation, and Salt Lake and Western Railway Company ("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 JAPANESE AUTO PARTS, INC., a Utah corporation ("Grantee") whose address is 2501 North 1200 West, Lehi, Utah 84043 and unto its successors 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 (hereinafter the "Property") situated in Utah County, State of Utah, as more particularly described in **Exhibit A**, hereto attached and hereby made a part hereof.

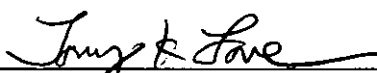
EXCEPTING from this quitclaim and RESERVING unto Grantor, its successors and assigns, forever, all minerals and all mineral rights of every kind and character now known to exist or hereafter discovered underlying the Property, including without limiting the generality of the foregoing, oil and gas and rights thereto, together with the sole, exclusive and perpetual rights 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, its successors and assigns.

IN WITNESS WHEREOF, the Grantor has caused this deed to be duly executed as of the 21st day of April, 2008.

Attest:


Assistant Secretary

UNION PACIFIC RAILROAD COMPANY

By 
Title: Tony K. Love, AVP - Real Estate

(Seal)

ACKNOWLEDGMENT

STATE OF NEBRASKA)
) ss.
COUNTY OF DOUGLAS)

On this 21st day of April, 2008, before me, Jill C. Bazzell, Notary Public in and for said County and State, personally appeared Tony K. Love and M.E. Heaton who are the Assistant Vice President – Real Estate and the Assistant Secretary, respectively, of Union Pacific Railroad Company, a Delaware corporation, and who are personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to in the within instrument, and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.



(Seal)

Jill C. Bazzell
Notary Public

A PART OF NE QUARTER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, IN UTAH COUNTY, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 1200 WEST IN LEHI CITY, UTAH COUNTY, UTAH, SAID POINT LIES S00°10'18"W A DISTANCE OF 677.26' AND N89°44'57"W A DISTANCE OF 40.29' FROM THE NE CORNER OF SAID SECTION 6 THENCE S00°06'29"W A DISTANCE OF 143.90' TO THE RIGHT OF WAY FOR A FRONTAGE ROAD; THENCE ALONG SAID RIGHT OF WAY ALONG A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 249.93', A RADIUS OF 2576.48', AND WHOSE CHORD BEARS N63°44'21"W, 249.83'; THENCE N00°29'29"E A DISTANCE OF 130.85'; THENCE S57°09'29"E A DISTANCE OF 39.75'; THENCE S68°11'47"E A DISTANCE OF 204.43' TO THE POINT OF BEGINNING. HAVING AN AREA OF 29509.48 SQUARE FEET, 0.677 ACRES.

OFFICE OF REAL ESTATE
OMAHA, NEBRASKA JANUARY 07, 2008
WRITTEN BY FJF
0161722.DOC

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, JAPANESE AUTO PARTS, INC., that no withholding is required with respect to the transfer of a U.S. real property interest by UNION PACIFIC RAILROAD COMPANY, 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 is not a disregarded entity as defined in Section 1.445.2(b)(2)(iii) of the Internal Revenue Code;
3. UNION PACIFIC RAILROAD COMPANY'S U.S. employer identification number is 94-6001323; and
4. UNION PACIFIC RAILROAD COMPANY'S office address is 1400 Douglas Street, Omaha, Nebraska 68179, and place of incorporation is Delaware.

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.

**UNION PACIFIC RAILROAD COMPANY,
a Delaware corporation**

By: Tony K. Love
 Title: Tony K. Love, AVP – Real Estate
 Date: April 21, 2008