

A.P.N.: E-605-1-1-1 Acct No
356128

Special Warranty Deed - continued

File No.: 4605543 (stj)

Recording Requested by:

American Pacific Corporation
3770 Howard Hughes Parkway
#300
Las Vegas, Nevada 89109
AFTER RECORDING RETURN TO:
American Pacific Corporation
3770 Howard Hughes Parkway
#300
Las Vegas, Nevada 89109

00523617 Bk01020 Pg00748-00753
PATSY CUTLER - IRON COUNTY RECORDER
2006 FEB 17 15:41 PM FEE \$34.00 BY PTC
REQUEST: FIRST AMERICAN TITLE/CEDAR CITY

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: 4605543 (stj)
A.P.N.: see exhibit "A"

American Pacific Corporation, a Nevada corporation, successor by merger to Ampac, Inc., formerly known as Ampac Development Company, a Nevada corporation, successor by merger to Ampac Development Company of Utah, Grantor, of Las Vegas, Clark County, State of Nevada, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

American Pacific Corporation, a Nevada corporation, Grantee, of Las Vegas, Clark County, State of Nevada, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Iron County, State of Utah**:

See Exhibit "A" attached hereto and by this reference made a part hereof

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2005** and thereafter.

Witness, the hand(s) of said Grantor(s), this **February 2, 2006**.

American Pacific Corporation, a Nevada corporation, successor by merger to Ampac, Inc., formerly known as Ampac Development Company, a Nevada corporation, successor by merger to Ampac Development Company of Utah

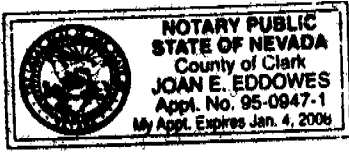
By: Seth Van Vorhes

Its: VP, Chief Financial Officer

STATE OF State of Notary) SS.
County of Clark)

This instrument was acknowledged and executed before me this 2nd day of February, 2006 by Seth Van Vorhes who acknowledge to be the VP, CFO of **American Pacific Corporation, a Nevada corporation, successor by merger to Ampac, Inc., formerly known as Ampac Development Company, a Nevada corporation, successor by merger to Ampac Development Company of Utah**, and that as such officer, being authorized so to do, signed the name of the corporation as such officer.

WITNESS my hand and official seal.
Signature: Joan E. Eddowes
My Commission Expires: January 04, 2008



This area for official notarial seal.

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EXHIBIT "A "

Escrow No. 4605543 (stj)

A.P.N.: E-606 Acct No 157856 and E-607, Acct. No. 157872 and E-608, Acct. No. 157898 and E-609, Acct. No. 157914 and E-610, Acct. No. 157930, and E-611-612, Acct. No. 157955 and E-611-1, Acct. No. 305000 and E-617, Acct. No. 158102

PARCEL 1:

ALL OF SECTION 27, TOWNSHIP 34 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN.

ALSO, LESS AND EXCEPTING THEREFROM, THE LAND CONVEYED TO THE LOS ANGELES & SALT LAKE RAILROAD COMPANY, BY THAT CERTAIN WARRANTY DEED, RECORDED AUGUST 11, 1925, AS ENTRY NO. 32753, IN BOOK X, AT PAGE 262, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND 100 FEET WIDE, BEING 50 FEET ON EACH SIDE OF AND MEASURED AT RIGHT ANGLES TO THE FOLLOWING DESCRIBED CENTER LINE, AND PROLONGATION THEREOF, OF THE LOS ANGELES AND SALT LAKE RAILROAD, (CEDAR CITY BRANCH).

BEGINNING AT A POINT ON THE NORTHERLY LINE OF SECTION 16, TOWNSHIP 34 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING 9.0 FEET, MORE OR LESS, WESTERLY FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE SOUTH 31°02' EAST 24,727.00 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY LINE OF SECTION 35, TOWNSHIP 34 SOUTH, RANGE 13 WEST, SAID POINT BEING 221.6 FEET, MORE OR LESS, WESTERLY FROM THE SOUTHEAST CORNER OF SAID SECTION 35.

ALSO, LESS AND EXCEPTING THEREFROM, ALL OIL, GAS AND/OR OTHER MINERALS BELOW A DEPTH OF 500 FEET, AND ALL GEOTHERMAL STEAM AND ASSOCIATED GEOTHERMAL RESOURCES, IN, ON OR UNDER SAID REAL PROPERTY, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF EXPLORING AND/OR REMOVING THE SAME, SO LONG AS SAID RIGHT DOES NOT REASONABLY INTERFERE WITH SURFACE DEVELOPMENT.

ALSO, LESS AND EXCEPTING THEREFROM, ANY PORTION LYING WITHIN A COUNTY ROAD RIGHT OF WAY.

PARCEL 2:

ALL OF SECTION 28, TOWNSHIP 34 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN.

LESS AND EXCEPTING THEREFROM, ALL OIL, GAS AND/OR OTHER MINERALS BELOW A DEPTH OF 500 FEET, AND ALL GEOTHERMAL STEAM AND ASSOCIATED GEOTHERMAL RESOURCES, IN, ON OR UNDER SAID REAL PROPERTY, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF EXPLORING AND/OR REMOVING THE SAME, SO LONG AS SAID RIGHT DOES NOT REASONABLY INTERFERE WITH SURFACE DEVELOPMENT.

ALSO, LESS AND EXCEPTING THEREFROM, ANY PORTION LYING WITHIN A COUNTY ROAD RIGHT OF WAY.

PARCEL 3:

ALL OF SECTION 29, TOWNSHIP 34 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN.

LESS AND EXCEPTING THEREFROM, ALL OIL, GAS AND/OR OTHER MINERALS BELOW A DEPTH OF 500 FEET, AND ALL GEOTHERMAL STEAM AND ASSOCIATED GEOTHERMAL RESOURCES, IN, ON OR UNDER SAID REAL PROPERTY, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF EXPLORING AND/OR REMOVING THE SAME, SO LONG AS SAID RIGHT DOES NOT REASONABLY INTERFERE WITH SURFACE DEVELOPMENT.

ALSO, LESS AND EXCEPTING THEREFROM, ANY PORTION LYING WITHIN A COUNTY ROAD RIGHT OF WAY.

PARCEL 4:

ALL OF SECTION 32, TOWNSHIP 34 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN.

LESS AND EXCEPTING THEREFROM, ALL OIL, GAS AND/OR OTHER MINERALS BELOW A DEPTH OF 500 FEET, AND ALL GEOTHERMAL STEAM AND ASSOCIATED GEOTHERMAL RESOURCES, IN, ON OR UNDER SAID REAL PROPERTY, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF EXPLORING AND/OR REMOVING THE SAME, SO LONG AS SAID RIGHT DOES NOT REASONABLY INTERFERE WITH SURFACE DEVELOPMENT.

ALSO, LESS AND EXCEPTING THEREFROM, ANY PORTION LYING WITHIN A COUNTY ROAD RIGHT OF WAY.

PARCEL 5:

ALL OF SECTION 33, TOWNSHIP 34 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN.

LESS AND EXCEPTING THEREFROM, ALL OIL, GAS AND/OR OTHER MINERALS BELOW A DEPTH OF 500 FEET, AND ALL GEOTHERMAL STEAM AND ASSOCIATED GEOTHERMAL RESOURCES, IN, ON OR UNDER SAID REAL PROPERTY, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF EXPLORING AND/OR REMOVING THE SAME, SO LONG AS SAID RIGHT DOES NOT REASONABLY INTERFERE WITH SURFACE DEVELOPMENT.

ALSO, LESS AND EXCEPTING THEREFROM, ANY PORTION LYING WITHIN A COUNTY ROAD RIGHT OF WAY.

PARCEL 6:

THE WEST HALF OF SECTION 34 AND THE WEST HALF OF THE EAST HALF OF SECTION 34, TOWNSHIP 34 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN.

LESS AND EXCEPTING THEREFROM, ALL OIL, GAS AND/OR OTHER MINERALS BELOW A DEPTH OF 500 FEET, AND ALL GEOTHERMAL STEAM AND ASSOCIATED GEOTHERMAL RESOURCES, IN, ON OR UNDER SAID REAL PROPERTY, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF EXPLORING AND/OR REMOVING THE SAME, SO LONG AS SAID RIGHT DOES NOT REASONABLY INTERFERE WITH SURFACE DEVELOPMENT.

ALSO, LESS AND EXCEPTING THEREFROM, ANY PORTION LYING WITHIN A COUNTY ROAD RIGHT OF WAY.

PARCEL 7:

(TRACT A)

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BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 34 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°33'26" WEST 2654.84 FEET ALONG THE SOUTH LINE OF SAID SECTION 35 TO THE SECTION CORNER COMMON TO SECTIONS 34 AND 35; THENCE NORTH 89°37'57" WEST 1326.91 FEET ALONG THE SOUTH LINE OF SECTION 34, TOWNSHIP 34 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE NORTH 01°12'19" EAST 2653.10 FEET ALONG THE ONE-SIXTEENTH SECTION LINE TO THE NORTHWEST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER; THENCE NORTH 1°17'06" EAST 2649.70 FEET ALONG THE ONE-SIXTEENTH SECTION LINE TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE SOUTH 89°30'57" EAST 1331.145 FEET ALONG THE NORTH LINE OF SAID SECTION 34 TO THE SECTION CORNER COMMON TO SECTIONS 26, 27, 34 AND 35, TOWNSHIP 34 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°37'34" EAST 1783.30 FEET ALONG THE NORTH LINE OF SAID SECTION 35 TO THE WESTERLY LINE OF THE LOS ANGELES & SALT LAKE RAILROAD COMPANY PROPERTY; THENCE SOUTH 30°36'58" EAST 1661.21 FEET ALONG THE WESTERLY LINE OF SAID LOS ANGELES & SALT LAKE RAILROAD COMPANY PROPERTY TO THE EAST LINE OF THE WEST HALF OF SAID SECTION 35; THENCE SOUTH 1°22'47" WEST 3902.46 FEET ALONG THE EAST LINE OF THE WEST HALF OF SAID SECTION 35 TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM, THE FOLLOWING PARCEL (PARCEL 3--PLANT SITE FENCED AREA):

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 34 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°33'26" WEST 2440.77 FEET ALONG THE SOUTH LINE OF SAID SECTION 35; THENCE NORTH 0°00'00" EAST 1868.90 FEET; THENCE NORTH 90°00'00" WEST 1307.00 FEET; THENCE NORTH 0°00'00" EAST 828.00 FEET; THENCE NORTH 90°00'00" EAST 1557.00 FEET; THENCE NORTH 0°00'00" EAST 740.00 FEET; THENCE NORTH 90°00'00" EAST 2273.93 FEET; THENCE SOUTH 1°22'47" WEST 3456.76 FEET ALONG THE QUARTER SECTION LINE TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPTING THEREFROM, ALL OIL, GAS AND/OR OTHER MINERALS BELOW A DEPTH OF 500 FEET, AND ALL GEOTHERMAL STEAM AND ASSOCIATED GEOTHERMAL RESOURCES, IN, ON OR UNDER SAID REAL PROPERTY, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF EXPLORING AND/OR REMOVING THE SAME, SO LONG AS SAID RIGHT DOES NOT REASONABLY INTERFERE WITH SURFACE DEVELOPMENT.

ALSO, LESS AND EXCEPTING THEREFROM, ANY PORTION LYING WITHIN A COUNTY ROAD RIGHT OF WAY.

TOGETHER WITH (i) A RIGHT-OF-WAY FOR A ROAD AND INCIDENTAL PURPOSES OVER THE WEST 66 FEET OF THE NORTH HALF OF SECTION 3, TOWNSHIP 35 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN, AND OVER THE SOUTH 66 FEET OF THE WEST THREE-QUARTERS OF SECTION 34, TOWNSHIP 34 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; AND (ii) A TEMPORARY RIGHT-OF-WAY FOR CONSTRUCTION POWER OVER THE WEST THREE-QUARTERS OF SECTION 34, TOWNSHIP 34 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN.

(TRACT B - PARCEL NORTHEAST OF RAILROAD):

BEGINNING AT THE NORTH QUARTER CORNER OF SECTION 35, TOWNSHIP 34 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 1°22'47" WEST 1247.07 FEET ALONG THE SECTION LINE OF THE EASTERLY LINE OF THE LOS ANGELES & SALT LAKE RAILROAD COMPANY PROPERTY; THENCE NORTH 30°36'58" WEST 1442.85 FEET ALONG SAID RAILROAD PROPERTY; THENCE NORTH 89°37'34" EAST 764.86 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING.

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LESS AND EXCEPTING THEREFROM, ALL OIL, GAS AND/OR OTHER MINERALS BELOW A DEPTH OF 500 FEET, AND ALL GEOTHERMAL STEAM AND ASSOCIATED GEOTHERMAL RESOURCES, IN, ON OR UNDER SAID REAL PROPERTY, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF EXPLORING AND/OR REMOVING THE SAME, SO LONG AS SAID RIGHT DOES NOT REASONABLY INTERFERE WITH SURFACE DEVELOPMENT.

PARCEL 11:

THE NORTH HALF OF SECTION 3, AND THE NORTH HALF OF SECTION 4, TOWNSHIP 35 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN.

LESS AND EXCEPTING THEREFROM, ALL OIL, GAS AND/OR OTHER MINERALS BELOW A DEPTH OF 500 FEET, AND ALL GEOTHERMAL STEAM AND ASSOCIATED GEOTHERMAL RESOURCES, IN, ON OR UNDER SAID REAL PROPERTY, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF EXPLORING AND/OR REMOVING THE SAME, SO LONG AS SAID RIGHT DOES NOT REASONABLY INTERFERE WITH SURFACE DEVELOPMENT.

ALSO, LESS AND EXCEPTING THEREFROM, ANY PORTION LYING WITHIN A COUNTY ROAD RIGHT OF WAY.

00523617 Br01020 Pg00753

A.P.N.: **E-605-1-1-1 Acct No 356128**

Special Warranty Deed - continued

File No.: **4605543 (stj)**

Recording Requested by:

American Pacific Corporation
3770 Howard Hughes Parkway
#300

Las Vegas, Nevada 89109
AFTER RECORDING RETURN TO:
American Pacific Corporation
3770 Howard Hughes Parkway
#300
Las Vegas, Nevada 89109

00523618 Bk01020 Pg00754-00756
PATSY CUTLER - IRON COUNTY RECORDER
2006 FEB 17 15:42 PM FEE \$15.00 BY PTC
REQUEST: FIRST AMERICAN TITLE/CEDAR CITY

SPACE ABOVE THIS LINE (3 1/2" X 5") FOR RECORDER'S USE

SPECIAL WARRANTY DEED

Escrow No: **4605543 (stj)**
A.P.N.: see exhibit "A"

American Pacific Corporation, a Nevada corporation, as the successor by merger to Ampac, Inc., formerly known as Ampac Development Company, a Nevada corporation, as the successor by merger to Western Electrochemical Company, a Delaware corporation, Grantor, of Las Vegas, Clark County, State of Nevada, hereby CONVEYS AND WARRANTS only as against all claiming by, through or under it to

American Pacific Corporation, a Nevada corporation, Grantee, of Las Vegas, Clark County, State of Nevada, for the sum of Ten Dollars and other good and valuable considerations the following described tract(s) of land in **Iron** County, State of **Utah**:

See Exhibit "A" attached hereto and by this reference made a part hereof

Subject to easements, restrictions and rights of way appearing of record or enforceable in law and equity and general property taxes for the year **2006** and thereafter.

Witness, the hand(s) of said Grantor(s), this **February 2, 2006** .

American Pacific Corporation, a Nevada corporation

By: Seth Van Vorhes

Its: VP, Chief Financial Officer

STATE OF State of Notary) SS.
County of Clark)

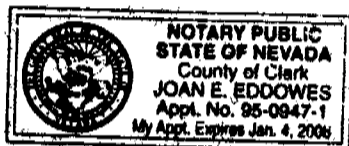
This instrument was acknowledged and executed before me this 2nd day of February, 2008 by Seth Van Vorhes who acknowledged to be the VP, CFO of **American Pacific Corporation, a Nevada corporation, successor by merger to Ampac, Inc., formerly known as Ampac Development Company, a Nevada corporation, as the successor by merger to Ampac Development Company of Utah**, and that as such officer, being authorized so to do, signed in the name of the corporation as such officer.

WITNESS my hand and official seal.

Signature: Joan E. Eddowes

My Commission Expires: January 04, 2008

This area for official notarial seal.



00523618 Bk01020 Pg00755

EXHIBIT "A "

Escrow No. **4605543 (stj)**

A.P.N.: **E-611-1-1, Acct. No. 307824 and E-611-1-1-B, Acct. No. 383122**

PARCEL 8:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 34 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; THENCE NORTH 89°33'26" WEST 2440.77 FEET ALONG THE SOUTH LINE OF SAID SECTION 35; THENCE NORTH 0°00'00" EAST 1868.90 FEET; THENCE NORTH 90°00'00" WEST 1307.00 FEET; THENCE NORTH 0°00'00" EAST 828.00 FEET; THENCE NORTH 90°00'00" EAST 1557.00 FEET; THENCE NORTH 0°00'00" EAST 740.00 FEET; THENCE NORTH 90°00'00" EAST 2273.93 FEET; THENCE SOUTH 1°22'47" WEST 3456.76 FEET ALONG THE QUARTER SECTION LINE TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM, ALL OIL, GAS AND/OR OTHER MINERALS BELOW A DEPTH OF 500 FEET, AND ALL GEOTHERMAL STEAM AND ASSOCIATED GEOTHERMAL RESOURCES, IN, ON OR UNDER SAID REAL PROPERTY, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF EXPLORING AND/OR REMOVING THE SAME, SO LONG AS SAID RIGHT DOES NOT REASONABLY INTERFERE WITH SURFACE DEVELOPMENT.

ALSO, LESS AND EXCEPTING THEREFROM, ANY PORTION LYING WITHIN A COUNTY ROAD RIGHT OF WAY.

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