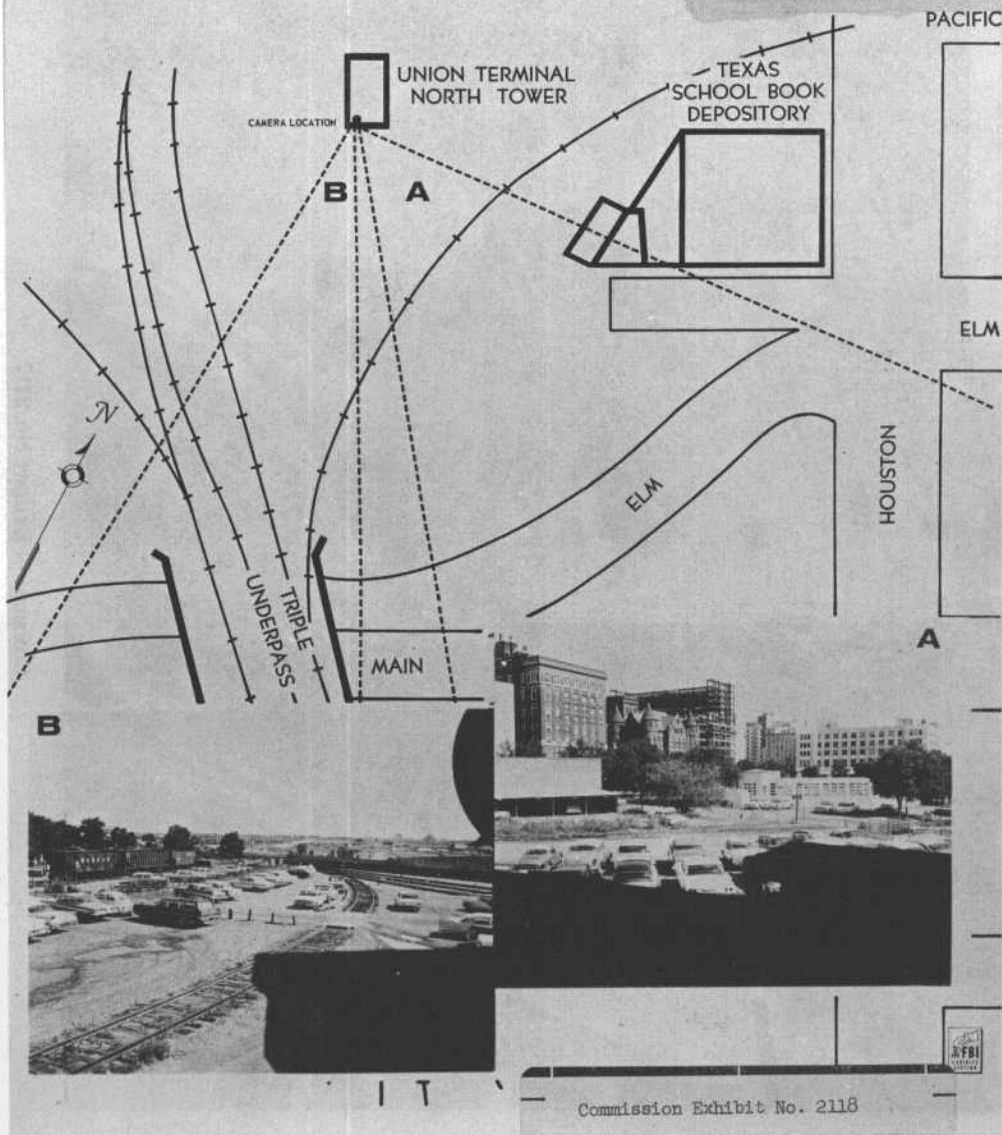


VIEW FROM NORTH TOWER OF UNION TERMINAL COMPANY, DALLAS, TEXAS



COMMISSION EXHIBIT No. 2118