

10140404

When Recorded, Mail to:  
Staker & Parson Companies  
Attn: Mr. Dak Maxfield

P. O. Box 3429  
Ogden, Utah 84409  
Escrow No. 4892330-CP

10140404  
6/21/2007 2:51:00 PM \$18.00  
Book - 9481 Pg - 3158-3162  
Gary W. Ott  
Recorder, Salt Lake County, UT  
FIRST AMERICAN TITLE  
BY: eCASH, DEPUTY - EF 5 P.

## *Special Warranty Deed*

**E B R Management, LLC**, a Utah limited liability company, who acquired title as **E B R Management Ltd.**, a Utah limited partnership, grantor, of Salt Lake City, County of Salt Lake, State of Utah, hereby CONVEYS AND WARRANTS against all claiming by, through or under it to **Staker & Parson Companies, Inc.**, a Utah **Corporation** Grantee of Ogden City, County of Weber, State of Utah, for the sum of Ten Dollars and other good and valuable considerations, the following described tract of land in Salt Lake County, State of Utah:

See attached Exhibit A

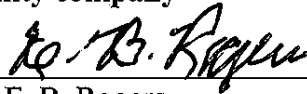
Tax Parcel No. 08-23-427-001-0000

Subject to a grant of easement for a billboard on the subject property.

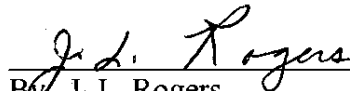
Subject to easements, restrictions and rights of way currently of record and taxes for the year 2007 and thereafter.

WITNESS the hand of said grantor, this 20<sup>th</sup> day of June, 2007.

**E B R Management, LLC**, a Utah limited liability company



By: E. B. Rogers  
Its: Manager

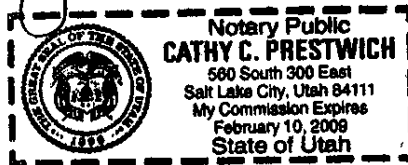


By: J. L. Rogers  
Its: Manager

State of Utah }  
  } SS:  
County of Salt Lake }

On this 20<sup>th</sup> day of June, 2007 personally appeared before me, **E. B. Rogers**, who being duly sworn did say, for himself, that he is the manager of E B R Management, LLC and that the within and foregoing instrument was signed on behalf of said limited liability company by authority of its articles of organization and duly acknowledged to me that said limited liability company executed the same.

Cathy C. Prestwich  
Notary Public



State of Utah }  
  } SS:  
County of Salt Lake }

On this 20<sup>th</sup> day of June, 2007 personally appeared before me, **J. L. Rogers**, who being duly sworn did say, for herself, that she is the manager of E B R Management, LLC and that the within and foregoing instrument was signed on behalf of said limited liability company by authority of its articles of organization and duly acknowledged to me that said limited liability company executed the same.

Cathy C. Prestwich  
Notary Public

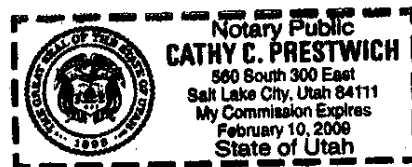


Exhibit A

AN IRREGULAR PARCEL OF LAND SITUATED IN THE EAST HALF (E 1/2) OF SECTION 23, TOWNSHIP I NORTH, RANGE 1 WEST OF THE SALT LAKE MERIDIAN, IN SALT LAKE CITY, SALT LAKE COUNTY, UTAH, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE WHICH FORMS AN ANGLE OF  $89^{\circ}34'10''$  FROM THE NORTHWEST TO SOUTHEAST WITH THE CITY MONUMENT LINE ALONG THE ORIGINAL CENTER LINE OF BECK STREET A DISTANCE OF 1,461.46 FEET TO A CITY MONUMENT IN SAID ORIGINAL CENTER LINE OF BECK STREET; THENCE NORTHWESTERLY ALONG SAID CITY MONUMENT LINE WHICH IS ALSO THE ORIGINAL CENTER LINE OF BECK STREET, A DISTANCE OF 635.85 FEET TO A POINT THEREON; THENCE NORTHEASTERLY AT RIGHT ANGLES A DISTANCE OF 87 FEET TO A POINT 8.5 FEET DISTANT NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF SPUR TRACK NO. 82 OF THE OREGON SHORT LINE RAILROAD COMPANY AS NOW CONSTRUCTED AND OPERATED, WHICH IS THE TRUE POINT OF BEGINNING OF THE PARCEL OF LAND HEREBY DESCRIBED; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE PARALLEL WITH AND 87 FEET DISTANT NORTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM SAID CITY MONUMENT LINE IN BECK STREET, A DISTANCE OF 12 FEET, MORE OR LESS, TO A POINT 9.5 FEET DISTANT SOUTHEASTERLY, MEASURED RADially, FROM THE CENTER LINE OF SPUR TRACK NO. 83 OF SAID RAILROAD COMPANY AS NOW CONSTRUCTED AND OPERATED; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 324.99 FEET AND WHICH IS TANGENT AT ITS POINT OF BEGINNING TO A STRAIGHT LINE FORMING AN ANGLE OF  $81^{\circ}58'30''$  FROM NORTHWEST TO NORTHEAST WITH THE LAST DESCRIBED LINE PRODUCED NORTHWESTERLY, A DISTANCE OF 110.08 FEET; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE TANGENT TO THE END OF THE LAST DESCRIBED CURVE AND WHICH IS ALSO PARALLEL WITH AND 13 FEET DISTANT SOUTHEASTERLY MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE TANGENT PORTION OF SAID TRACK NO. 83 A DISTANCE OF 234.55 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 315.56 FEET AND WHICH IS TANGENT AT ITS POINT OF BEGINNING TO THE LAST DESCRIBED LINE A DISTANCE OF 201.83 FEET; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE TANGENT TO THE END OF THE LAST DESCRIBED CURVE AND WHICH IS PARALLEL WITH AND 21 FEET DISTANT SOUTHEASTERLY,

MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE TANGENT PORTION OF SPUR TRACK NO. 350 OF SAID RAILROAD COMPANY AS NOW

CONSTRUCTED AND OPERATED, A DISTANCE OF 242.6 FEET; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE WHICH FORMS AN ANGLE OF  $7^{\circ}16'$  FROM NORTHEAST TO EAST WITH THE LAST DESCRIBED LINE PRODUCED, A DISTANCE OF 80.35 FEET; THENCE SOUTHEASTERLY ALONG A STRAIGHT LINE WHICH FORMS AN ANGLE OF  $82^{\circ}08'30''$  FROM NORTHEAST TO SOUTHEAST WITH THE LAST DESCRIBED LINE PRODUCED, A DISTANCE OF 210.18 FEET, MORE OR LESS, TO A POINT 8.5 FEET DISTANT NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OR SPUR TRACK NO. 85 OF SAID RAILROAD COMPANY AS NOW CONSTRUCTED AND OPERATED; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE PARALLEL WITH AND 8.5 FEET DISTANT NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID CENTER LINE OF TRACK NO. 85, WHICH IS A STRAIGHT LINE FORMING AN ANGLE OF  $87^{\circ}43'30''$  FROM NORTHWEST TO SOUTHWEST WITH THE LAST DESCRIBED LINE A DISTANCE OF 14.78 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 759.43 FEET, TANGENT AT ITS POINT OR BEGINNING TO THE LAST DESCRIBED LINE AND WHICH IS CONCENTRIC WITH AND 8.5 FEET DISTANT NORTHWESTERLY, MEASURED RADially, FROM THE CENTER LINE OF SAID TRACK NO. 85, A DISTANCE OF 134.66 FEET; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE TANGENT TO THE END OF THE LAST DESCRIBED CURVE AND WHICH IS PARALLEL WITH AND 8.5 FEET DISTANT NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID CENTER LINE OF TRACK NO. 85, A DISTANCE OF 159.38 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 900.4 FEET, TANGENT AT ITS POINT OF BEGINNING TO THE LAST DESCRIBED LINE AND WHICH IS PARALLEL WITH AND 8.5 FEET DISTANT NORTHWESTERLY, MEASURED RADially, FROM CENTER LINE OF TRACK NO. 85 AND FROM THE CENTER LINE OF SAID SPUR TRACK NO. 82 OF SAID RAILROAD COMPANY AS NOW CONSTRUCTED AND OPERATED, A DISTANCE OF 124.61 FEET; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE TANGENT TO THE END OF THE LAST DESCRIBED CURVE AND WHICH IS PARALLEL WITH AND 8.5 FEET DISTANT NORTHWESTERLY, MEASURED AT RIGHT ANGLES, FROM SAID CENTER LINE OF TRACK NO. 82 A DISTANCE OF 366.54 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LP 2116703

ARTICLES OF CONVERSION  
OF  
E B R MANAGEMENT, LTD.

RECEIVED  
NOV 13 2002  
Utah Div. of Corp.  
& Comma. Code

The undersigned, being all of the partners of E B R Management, Ltd. (the "Partnership"), pursuant to Utah Code Section 48-2c-1402, adopt the following Articles of Conversion for the Partnership:

1. On July 15, 1998, the initial partners of the Partnership formed the Partnership by filing a Certificate of Partnership with the Division of Corporations and Commercial Code of the Utah Department of Commerce (the "Division"). The Partnership is registered with the Division as File No. 2116703-0180.


2. Immediately prior to the filing of these Articles of Conversion, the name of the Partnership was **E B R Management, Ltd.**

3. The name of the Company as set forth in its Articles of Organization filed in accordance with Subsection 48-2c-1401(2)(b) is **E B R Management, LLC** (the "Company").

4. The Partnership's conversion from a Utah limited partnership to a Utah limited liability company shall be effective upon the filing of these Articles of Conversion and the Articles of Organization of the Company.

5. By signing below, the General Partner(s) certify that these Articles of Conversion have been duly approved by the Owners of the Partnership.

  
Edward B. Rogers, General Partner

  
J. L. Rogers, General Partner

11-13-02A08:23 RCVD

Date: 11/13/2002  
Receipt Number: 711985  
Amount Paid: \$35.00