



W2239481

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WHEN RECORDED, MAIL TO:

David E. Gee, Esq.
Parr Waddoups Brown Gee & Loveless
185 South State Street, Suite 1300
Salt Lake City, Utah 84111

EN 2239481 PG 1 OF 6
ERNEST D ROWLEY, WEBER COUNTY RECORDER
01-FEB-07 152 PM FEE \$26.00 DEP JPM
REC FOR: LANKMARK TITLE

Mail Tax Notice to:

RIVERDALE CENTER IV, L.C.
The Boyer Company, L.C.
90 South 400 West, Suite 200
Salt Lake City, Utah 84101

**CONFIRMATORY
SPECIAL WARRANTY DEED**

BOYER PARKWAY ASSOCIATES, LTD., a Utah limited partnership, Grantor, of Salt Lake City, County of Salt Lake, State of Utah, CONVEY AND WARRANT against all claiming by, through or under it to RIVERDALE CENTER IV, L.C., a Utah limited liability company, Grantee, of Salt Lake City, County of Salt Lake, State of Utah, for the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the following described tract of land in Weber County, State of Utah:

See Exhibit "A" attached hereto and by this reference incorporated herein.

Subject to all matters of record.

Acting pursuant to Section 48-2a-113 of the Utah Revised Uniform Limited Partnership Act (the "**Limited Partnership Act**") and Section 48-2c-1401 *et. seq.* of the Utah Revised Limited Liability Act (the "**LLC Act**"), BOYER PARKWAY ASSOCIATES, LTD., a Utah limited partnership, filed Articles of Conversion for the purpose of converting from a Utah limited partnership into a Utah limited liability company and, in conjunction with such conversion, changing its name to RIVERDALE CENTER IV, L.C. Pursuant to Section 48-2c-1403(3) of the Utah Revised Limited Liability Act, one effect of such conversion is that the limited liability company shall be deemed to have commenced its existence as of the date of the commencement of the existence of the limited partnership, and all of the real property belonging to BOYER PARKWAY ASSOCIATES, LTD. remains vested in RIVERDALE CENTER IV, L.C. This Special Warranty Deed is delivered to confirm such conversion. A certified copy of the Articles of Conversion is attached to this Affidavit as Exhibit "B". The purpose of this Special Warranty Deed is to confirm the facts regarding the entity which owns the Property.

[Signatures commence on following page]

WITNESS, the hand of said Grantor this 26th day of January, 2007.

BOYER PARKWAY ASSOCIATES, LTD., a Utah limited partnership, by its general partner:

THE BOYER COMPANY, L.C., a Utah limited liability company

By: [Signature]
Name: Deon Ingle
Title: Manager

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 26th day of January, 2007, by Deon Ingle, the Manager of THE BOYER COMPANY, L.C., a Utah limited liability company, which is the General Partner of BOYER PARKWAY ASSOCIATES, LTD., a Utah limited partnership.

Rachael N. Niusulu
NOTARY PUBLIC
Residing at: Salt Lake County, Utah

My Commission Expires: 8.20.07

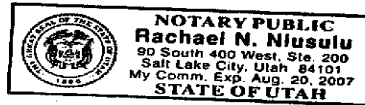


EXHIBIT "A"
TO
SPECIAL WARRANTY DEED

Legal Description of Property

PARCEL 1:

A part of the Northwest corner of Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian, US Survey: Beginning at the Northwest corner of Lot 4, Riverdale Center II Subdivision, a commercial subdivision in Riverdale City, Weber County, Utah which is 1064.81 feet South 1°00'35" West along the section line and 240.48 feet North 88°59'25" West from the Northwest corner said Section 8 and running thence South 78°05'28" East 647.93 feet along the South boundary of said subdivision; thence South 11°03'04" West 167.97 feet; thence South 79°50'28" East 188.07 feet to the West right of way line of Riverdale Road (SR-26); thence South 38°24'23" West 431.28 along said road right of way line; thence North 71°37'02" West 6.71 feet along said road right of way line; thence South 38°29'55" West 230.68 feet along said road right of way line; thence South 39°08'52" West 168.90 feet along said road right of way line; thence South 41°26'35" West 2.23 feet along said road right of way line; thence South 85°23'57" West 39.06 feet; thence South 75°59'23" West 21.89 feet; thence North 6°14'23" East 23.80 feet; thence South 75°59'23" West 119.80 feet; thence South 46°49'23" West 128.60 feet; thence North 43°10'37" West 5.50 feet; thence South 46°49'23" West 150.00 feet; thence North 41°02'41" West 29.41 feet; thence North 43°20'01" West 233.03 feet to the Easterly right of way line of the Union Pacific Railroad; thence North 13°49'01" East 875.48 feet along said railroad right of way line (parallel with a 50.00' perpendicular Easterly centerline of the mainline rail) to a point 0.632 feet South 71°32'37" East of the Southwest corner of said subdivision boundary; thence South 71°32'29" East 54.04 feet to the Southeast corner of Pacific Avenue right of way; thence North 13°53'52" East 161.17 feet along said avenue right of way to the point of beginning.

~~06-274-0005~~
For reference purposes only:

Affecting Tax Parcel Numbers ~~06-274-0005; 06-003-0003; 06-030-0030; 06-030-0031~~

~~06-030-0031, 0030~~ 06-003-0003
D.S.

PARCEL 2:

A part of the Northwest corner of Section 8, Township 5 North, Range 1 West, Salt Lake Base and Meridian, US Survey: Beginning at a point on the Northwesterly right of way line of State Road 26 (Riverdale Road) which is 510.26 feet North 1°00'35" East along the section line and 24.84 feet West of the West quarter corner of said Section 8 and running; thence North 51°32'44" West 10.33 feet; thence South 47°36'27" West 126.46 feet; thence South 38°24'20" West 199.87 feet; thence North 36°46'57" West 57.25 feet; thence South 45°04'13" West 8.72 feet; thence North 36°36'17" West 84.67 feet; thence North 46°49'23" East 149.51 feet; thence South 43°10'37" East 5.50 feet; thence North 46°49'23" East 128.60 feet; thence North 75°59'23" East 119.80 feet; thence South 6°14'23" West 23.80 feet; thence North 75°59'23" East 21.89 feet; thence North 85°23'57" East 39.06 feet to said right of way line; thence South 41°26'35" West 96.41 feet along said right of way line to the point of beginning.

For reference purposes only:

Affecting Tax Parcel Nos. ~~06-003-010 (part); 06-003-0011; 06-003-0012 (part)~~

06-003-0011

D.S.

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EXHIBIT "B"
TO
SPECIAL WARRANTY DEED
(Copy of Articles of Conversion)

RECEIVED

MAR 02 2006

Utah Div. of Corp. & Comm. Code

ARTICLES OF CONVERSION
OF
BOYER PARKWAY ASSOCIATES, LTD.
[Converting to RIVERDALE CENTER IV, L.C.]

Acting pursuant to Section 48-2a-113 of the Utah Revised Uniform Limited Partnership Act (the "Limited Partnership Act") and Section 48-2c-1401 *et. seq.* of the Utah Revised Limited Liability Act (the "LLC Act"), BOYER PARKWAY ASSOCIATES, LTD., a Utah limited partnership, adopts the following Articles of Conversion for the purpose of converting from a Utah limited partnership into a Utah limited liability company (the "Company"):

- FIRST:** BOYER PARKWAY ASSOCIATES, LTD. is a Utah limited partnership organized January 13, 1989 under the predecessor statute to the Limited Partnership Act. The Entity No. for BOYER PARKWAY ASSOCIATES, LTD. is 2112685-0180.
- SECOND:** The name of the entity immediately prior to the conversion is BOYER PARKWAY ASSOCIATES, LTD.
- THIRD:** The name of the limited liability company as set forth in its Articles of Organization filed in accordance with Subsection 48-2c-403(c) of the Act is RIVERDALE CENTER IV, L.C.
- FOURTH:** The effective date of conversion of BOYER PARKWAY ASSOCIATES, LTD. to a limited liability company is the date these Articles of Conversion are filed.
- FIFTH:** The conversion has been duly and unanimously approved by unanimous consent of all partners, including the General Partner, and all of the Limited Partners of BOYER PARKWAY ASSOCIATES, LTD.

IN WITNESS WHEREOF, the undersigned, who are the General Partners of BOYER PARKWAY ASSOCIATES, LTD., have executed these Articles of Conversion as of this 22nd day of February, 2006.

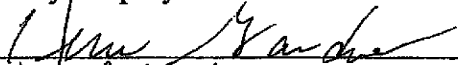
THE BOYER COMPANY, L.C., a Utah limited liability company

By: _____
Name: Stanley B. Ostle
Title: Manager

Date: 03/02/2006
Receipt Number: 1718303
Amount Paid: \$37.00

03-02-06P02:38 RCYD

**GARDNER PROPERTY HOLDINGS, L.C., a Utah
limited liability company**

By: 
Name: Ken C. Gardner
Title: Manager