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05/06/99 09:16 AM 14.00
NANCY WORKMAN
RECORDER, SALT LAKE COUNTY, UTAH
PARR WADDUPS BROWN GEE &
185 S STATE #1300 LOVELESS
SLC, UT 84111-1536
REC BY: A GARAY DEPUTY - WI

WHEN RECORDED, MAIL TO:

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

Mail Tax Notice to: Boyer-Madsen Seventh East, L.C.
127 South 500 East, Suite 310
Salt City, Utah 84102

SUPPLEMENTAL
SPECIAL WARRANTY DEED

THIS DEED IS BEING RECORDED FOR PURPOSES OF CORRECTING THE LEGAL DESCRIPTION IN THE SPECIAL WARRANTY DEED DATED MARCH 24, 1999 AND RECORDED IN THE SALT LAKE COUNTY RECORDER'S OFFICE UNDER BOOK 8268, PAGE 2153.

BOYER-MADSEN SEVENTH EAST PARTNERSHIP, a Utah general partnership, Grantor, CONVEYS AND WARRANTS against all claiming by, through or under it to BOYER-MADSEN SEVENTH EAST, 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 Salt Lake County, State of Utah:

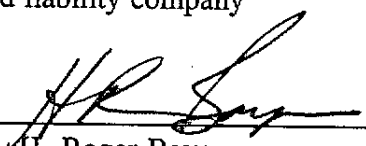
See Exhibit "A" attached hereto and by this reference incorporated herein.

Subject to all matters of record.

WITNESS, the hand of said Grantor, this 29th day of April, 1999.

BOYER-MADSEN SEVENTH EAST PARTNERSHIP, a Utah general partnership, by its Partners

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

By 
H. Roger Boyer
Chairman and Manager

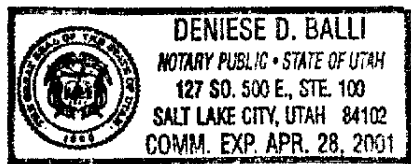
BK8275PG1434

ELM ENTERPRISES, LLC, a Utah limited liability company

By *Ed Madsen, Jr.*
Ed Madsen, Jr., Manager

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

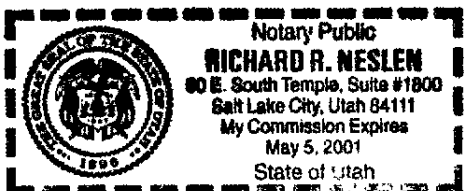
The foregoing instrument was acknowledged before me this 29 day of April, 1999, by H. Roger Boyer, the Chairman and Manager of The Boyer Company, L.C., a limited liability company which is a general partner of Boyer-Madsen Seventh East Partnership, a Utah general partnership.



Deniese D. Balli
NOTARY PUBLIC
Residing at: Salt Lake County, Utah
My Commission Expires: 4-28-01

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

The foregoing instrument was acknowledged before me this 5th day of May, 1999, by Ed Madsen, Jr., the Manager of Elm Enterprises, LLC, a Utah limited liability company, which is a general partner of Boyer-Madsen Seventh East Partnership, a Utah general partnership.



Richard R. Neslen
NOTARY PUBLIC
Residing at: Salt Lake County, Utah
My Commission Expires: May 5, 2001

EXHIBIT "A"
TO
SPECIAL WARRANTY DEED

BEGINNING at the Southeast corner of Lot 1, Block 32, Plat "B", Salt Lake City Survey; and running thence $89^{\circ}57'40''$ West 297.00 feet along the South line of said Lot 1 to the East right-of-way line of Green Street; thence North $0^{\circ}00'29''$ West 218.625 feet along said right-of-way line, thence North $89^{\circ}57'40''$ East 148.50 feet; thence South $0^{\circ}00'29''$ East 96.625 feet; thence North $89^{\circ}57'40''$ East 148.50 feet to the Westerly right-of-way line of 700 East Street; thence South $0^{\circ}00'29''$ East 122.00 feet to the point of BEGINNING.