

MNT # 02031318

WHEN RECORDED, MAIL TO:

EnCon United  
1801 Broadway, Suite 1720  
Denver, CO 80202  
Attn: John Fair

MAIL TAX NOTICES TO:

EnCon United  
1801 Broadway, Suite 1720  
Denver, CO 80202  
Attn: John Fair

E 181543 B 755 P 266  
Date 17-MAY-2002 10:19am  
Fee: 16.00 Check  
CALLEEN PESHELL, Recorder  
Filed By JYW  
For METRO NATIONAL TITLE CO  
TOOELE COUNTY CORPORATION

**SPECIAL WARRANTY DEED**

DEPOT ASSOCIATES, L.L.C., a Delaware limited liability company, Grantor, hereby conveys and warrants against all claiming by, through or under Grantor only, to EUROPARTNERS, INC., , Grantee, for the sum of Ten Dollars and other good and valuable consideration, the following described tract of land in Tooele County, State of Utah, together with the improvements thereon:

See legal description on Exhibit "A" attached hereto and incorporated by reference herein.

THIS CONVEYANCE IS MADE EXPRESSLY SUBJECT TO THE EFFECT OF: (a) that certain Deed from the United States of America to the Redevelopment Agency of Tooele City dated December 18, 1998 and recorded in the public land records of Tooele County on January 6, 1999, as Entry No. D 124236 in Book 0547 at Page 0823 (the "Army Deed"); (b) that certain Declaration of Covenants, Conditions and Restrictions dated December 18, 1998 and recorded in the public land records of Tooele County on January 6, 1999, as Entry No. E 124235 in Book 0547 at Page 0764; and (c) that certain Declaration of Covenants, Conditions, Restrictions and Easements for Utah Industrial Depot dated October 8, 1999 and recorded in the public land records of Tooele County on October 19, 1999 as Entry No.138824, in Book 593 at Page 776.

ALSO SUBJECT TO the lien for general taxes and assessments not yet due and payable, all easements, claims of easements, building lines, rights-of-way, zoning regulations, matters which are disclosed on that certain plat for Utah Industrial Depot, Submission No. 1 (minor subdivision), Tooele City, and recorded in the office of the Tooele County Recorder on April 26, 2002 in Book 752 at Page 236, and other interests, restrictions or conditions appearing of record or enforceable at law or in equity.

THIS CONVEYANCE includes no water rights, nor does it include any right, title or interest in the personal property constituting the Storm Drain System, the Sewer System and Water Well Number 2 described in Section A Paragraphs 2.a, 2.b, and 2.c. of the Army Deed.

Tax Parcel # 02-134-0-0001

The Grantor for itself and for its successors in interest does by these presents expressly limit the covenants of this deed to those herein expressed, and excludes all other covenants, express or implied.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 6TH day of May, 2002

DEPOT ASSOCIATES, L.L.C.,  
a Delaware limited liability company

By: FAIR/DEPOT, LLC,  
A Delaware limited liability company,  
Managing Member

By: Its Manager  
Fair Enterprises, LLC,  
a Colorado limited liability company

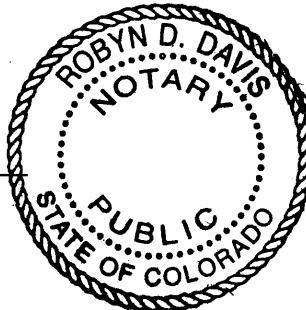
By: [Signature]  
Name: John G. Fair  
Title: Manager

STATE OF COLORADO )  
City + : ss.  
COUNTY OF Denver )

The foregoing instrument was acknowledged before me on the 6th day of May, 2002, by John G. Fair, the Manager of Fair Enterprises, LLC, a Colorado limited liability company, Manager of FAIR/DEPOT, LLC, a Delaware limited liability company, Managing Member of Depot Associates, L.L.C..

My Commission Expires:

2/22/05



[Signature]  
Notary Public  
Residing at 57 W. 21st Ave W of  
Highland Park, CO  
80129

My Commission Expires 02/22/2005

EXHIBIT "A"

PARCEL 1:

All of Lot 103, UTAH INDUSTRIAL DEPOT SUBDIVISION NO. 1 (minor subdivision), Tooele City, according to the plat thereof, recorded on April 26, 2002 in the Tooele County Recorder's Office in Book 752 at Page 236.

PARCEL 1A:

TOGETHER WITH a 56 foot Private Right of Way and Utility Easement as shown on the recorded plat as Easement recorded April 29, 2002, as Entry No. 180570, in Book 752, at Page 236, of the Official Records.

PARCEL 1B:

A Private Right of Way was recorded April 29, 2002, as Entry No. 180569, in Book 752, at Page 234, now known as Lodestone Way.