

EXHIBIT B

Developer shall secure private property locations that qualify for the construction and maintenance of eight (8) double sided billboards along I-40 and six (6) double sided billboards along I-15. These locations shall be in the Daggett and Newberry Springs Communities. Upon approvals of General Plan Amendment and/or Conditional Use Permits as needed, Developer shall obtain any other government approvals and/or permits as needed.

Although the proposed billboards are located within the physical communities of Newberry Springs and Daggett, and none of the proposed billboards are located in the Community of Yermo, those located along I-15 fall within the Sphere of Influence of the Yermo CSD. As a courtesy to the neighboring community of Yermo, a portion of the income to be paid out on those billboards shall be paid to the Yermo CSD.

As each final permit is obtained, Developer shall commence to construct the billboards and contract for paying advertisers to place upon the billboard faces. The income generated from paying advertisers and the use of the billboards shall benefit the local communities as follows:

1. Four of the billboard faces shall be reserved to promote the communities and their services and shall be used for that purpose for three years at no charge to those communities, their businesses, or organizations.

2. Ten percent (10%) of the gross income (after commissions if included) for the life of the billboards shall be paid directly to the communities involved as has been negotiated and determined by Developer and many community leaders and associations. Below is a breakdown of the percentages and the funds to be paid.

3. As requested by many community leaders and local church congregations, Developer has agreed not to allow any sexually explicit copy, brands of alcoholic beverages, or tobacco products to be advertised on the billboard faces included in this agreement.

The breakdown of percentages to be paid to the communities of the agreed 10% (above) income generated by the billboards has been determined and agreed upon as follows:

DAGGETT: A full ten percent (10%) of all gross income (less commissions if any) generated by the four (4) billboards located in Daggett.

YERMO: Four percent (4%) of all gross income (less commissions if any) generated by the six (6) billboards located in Newberry Springs along I-15.

NEWBERRY SPRINGS: Six percent (6%) of all gross income (less commissions if any) generated by the six (6) billboards located in Newberry Springs along I-15. Newberry Springs shall also receive ten percent (10%) of all gross income (less commissions if any) generated by the four (4) billboards located in Newberry Springs along I-40.

As agreed by the Developer and Newberry Springs associations and leaders the funds for Newberry Springs shall be paid out and divided as follows:

N.S. Community Service District:	40%
N.S. Senior Services Association:	20%
NS/HRPOA (Property Owners Association)	20%
N.S. Chamber of Commerce	20%

The above percentages may be amended from time to time as permitted by Community needs and mutual agreements.