

1. That UDOT has the right to condemn and acquire a portion of the property located at approximately 69 North 1000 West, Salt Lake City, Utah and also identified as 1025 West North Temple, Salt Lake City, Utah ("Subject Property"), more particularly described in Paragraph 8, for public use on behalf of UTA;

2. That the condemnation is for a public use authorized by law;

3. That Defendants have stipulated to a Motion for Final Judgment of Condemnation;

4. That Defendant Panda Buffet Restaurant Inc. ("Panda Buffet"), the lessee of the facility on the property, was properly served in this matter, that Panda Buffet did not respond, that Plaintiff filed a Request to Enter Default Certificate with the Court, and that the Court subsequently entered a Default Certificate against Panda Buffet.

5. That the Subject Property is hereby condemned and acquired by Plaintiff on behalf of and for Utah Transit Authority ("UTA") for State transportation purposes, as contemplated by Utah Code Ann. §17B-2a-824 and §17A-2-1016;

6. That a settlement amount for the taking of the Subject Property is set forth in a confidential Settlement Agreement;

7. That UTA will pay to Defendants the amount set forth in the Settlement Agreement after the Court enters the Final Judgment of Condemnation;

8. That a copy of this Final Judgment of Condemnation shall be filed with the County Recorder of Salt Lake County, State of Utah and thereupon the rights and interest of all Defendants in and to the following described Subject Property, situated in Salt Lake County,

State of Utah, shall immediately vest in Utah Transit Authority, 3600 South 700 West, Salt Lake City, Utah 84130:

A parcel of land in fee, being part of an entire tract of property, situate in Lots 10 thru 14, Block 2, of the Bothwell and McConaughy Subdivision, a subdivision situate in the SE¼SW¼ of Section 35, Township 1 North, Range 1 West, Salt Lake Base and Meridian, incident to the construction of the "Airport Light Rail Transit Project", a Utah Transit Authority project, known as "ALRT", and described as follows:

Beginning at the Northeast corner of Lot 10; and running thence S.00°00'55"E. (Record South) 8.80 feet along the easterly boundary line of Lot 10; thence S.89°59'23"W. 181.50 feet; thence N.00°00'55"W. (Record North) 8.76 feet along the westerly boundary line of Lot 14; thence N.89°58'38"E. (Record East) 181.50 feet along the northerly boundary line of said subdivision to the point of beginning.

The above described parcel of land contains 1,594 square feet in area or 0.037 acres.

Also:

A temporary construction easement upon part of an entire tract of property situate in Lots 10 thru 14, Block 2, of the Bothwell and McConaughy Subdivision, a subdivision situate in the SE¼SW¼ of Section 35, Township 1 North, Range 1 West, Salt Lake Base and Meridian, State of Utah, to facilitate the construction of the "Airport Light Rail Transit Project", a Utah Transit Authority project, known as "ALRT". The boundaries of said part of an entire tract are described as follows:

Beginning at a point in the easterly boundary line of said entire tract, which point is 8.80 feet S.00°00'55"E. (Record South) from the Northeast corner of Lot 10; and running thence S.00°00'55"E. (Record South) 20.32 feet along the easterly boundary line of Lot 10; thence West 20.35 feet; thence North 5.36 feet; thence West 161.15 feet; thence N.00°00'55"W. (Record North) 14.93 feet along the westerly boundary line of Lot 14; thence N.89°59'23"E. 181.50 feet to the point of beginning.

The above described part of an entire tract contains 2,822 square feet in area or 0.065 acres.

Non-Exclusive Use: The easement acquired herein does not convey any right except as stated herein, nor does it prevent Defendant(s) from the use of the real property within the easement so long as such use does not interfere with construction activities. This easement does not convey the right to use the easement in a manner that would deny any right the Defendant may possess of reasonable access to property outside of the easement.

Duration of Easement: This easement shall commence upon the beginning of actual construction on the property and shall continue only until project construction on the property is complete, or for 2 years, whichever first occurs. The easement shall run with the real property and shall be binding on Defendant(s), their successors, heirs and assigns.

Restoration of Property: The Utah Transit Authority (UTA) will restore all hardscape on the real property, e.g., curbs, gutters, asphalt, concrete, and sidewalk; all other restoration of property will be the responsibility of the property owner and will be compensated by UTA per the cost-to-cure estimate delineated in the Appraisal Report.

Also:

Two (2) easements for a right of way for the construction, reconstruction, operation, maintenance, repair, replacement, enlargement, and removal of underground electric power transmission, distribution and communication lines and all necessary or desirable accessories and appurtenances thereto, including without limitation: wires, fibers, cables and other conductors and conduits therefore; and pads, transformers, switches, cabinets, and vaults on, across, or under the surface of the real property of Grantor in Salt Lake County, State of Utah more particularly described as follows and as more particularly described as follows:

Part of the Grantor's property, being part of an entire tract of property situate in Lots 10, 11, and 13, Block 2, of the Bothwell and McConaughy Subdivision, a subdivision situate in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 35, T.1N., R.1W., SLB&M. The boundaries of said parcel of land are described as follow:

Beginning at a point in the southerly right of way line of North Temple Street which point is 8.80 feet S.00°00'55"E. (Record South) and 30.08 feet S.89°59'23"W. from the Northeast corner of Lot 10 of said subdivision; and running thence S.00°00'37"E. 12.77 feet; thence West 25.46 feet; thence N.00°00'37"W. 12.77 feet; thence N.89°59'23"E. 25.46 feet to the point of beginning. The above described part of an entire tract contains 325 square feet in area or 0.007 acre.

Also:

Beginning at a point in the southerly right of way line of North Temple Street which point is 8.80 feet S.00°00'55"E. (Record South) and 117.13 feet S.89°59'23"W. from the Northeast corner of Lot 10 of said subdivision; and running thence S.00°00'37"E. 14.23 feet; thence West 25.46 feet; thence N.00°00'37"W. 14.22 feet; thence N.89°59'23"E. 25.46 feet to the point of beginning. The above described part of an entire tract contains 362 square feet in area or 0.008 acre.

The combined total of the two above described easements contains 687 square feet in area or 0.015 acre.

Together with the right of access to the right of way from adjacent lands of Grantor for all activities in connection with the purposes for which this easement has been granted; and together with the present and (without payment therefore) the future right to keep the right of way clear of all brush, trees, timber, structures, buildings and other hazards which might endanger Grantee's facilities or impede Grantee's activities.

At no time shall Grantor place or store any flammable materials (other than agricultural crops), or light any fires, on or within the boundaries of the right of way. Subject to the foregoing limitations, the surface of the right of way may be used for agricultural crops and other purposes not inconsistent, as determined by Grantee, with the purposes for which this easement has been granted.

SO ORDERED this 3 day of Feb, 2011.

BY THE COURT:

I CERTIFY THAT THIS IS A TRUE COPY OF AN ORIGINAL DOCUMENT ON FILE IN THE THIRD DISTRICT COURT, SALT LAKE COUNTY, STATE OF UTAH.

DATE Feb. 10th, 2011
[Signature]
DEPUTY COURT CLERK



[Signature]
Judge Kate Toomey



APPROVED AS TO FORM:

ERICSON & SHAW, LLP

Phillip R. Shaw
Dustin D. Ericson
Attorneys for Moshi Moshi, Inc.

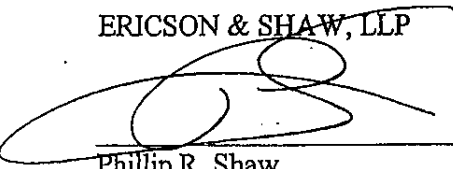
SCALLEY READING BATES
HANSEN & RASMUSSEN, P.C.



Jonathan H. Rupp
Attorneys for First Community Bank

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Attorneys for Moshi Moshi, Inc.

SCALLEY READING BATES
HANSEN & RASMUSSEN, P.C.

Jonathan H. Rupp

Attorneys for First Community Bank

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing AMENDED FINAL
JUDGMENT OF CONDEMNATION (ENTERED UPON STIPULATION) was served by first-class mail,

this 10th day of June 2011, to:

Phillip R. Shaw
ERICSON & SHAW, LLP
88 West Center Street
Logan, UT 84321

Jonathan H. Rupp
SCALLEY READING BATES
HANSEN & RASMUSSEN, P.C.
15 West South Temple, Suite 600
Salt Lake City, Utah 84101

Panda Buffet Restaurant, Inc.
Xiahong Xu, Registered Agent
1025 West North Temple
Salt Lake City, Utah 84116

Lisa B. Parkman

WHEN RECORDED, RETURN TO

Utah Transit Authority
669 West 200 South
Salt Lake City, UT 84101

JUDGMENT INFORMATION STATEMENT

In compliance with Utah Code Ann. § 78B-5-202, the following information is submitted in connection with the attached certified copy of Amended Final Judgment of Condemnation (Entered Upon Stipulation).

1. The Judgment was entered vesting title to property described therein in the name of Utah Transit Authority.

2. The Judgment debtors' names and addresses at which each received service of process are as follows:

Moshi Moshi, Inc.
Kenny K. Phung, Registered Agent
2470 S. Redwood Road, #207
West Valley City, UT 84119

Panda Buffet Restaurant, Inc.
Xiahong Xu, Registered Agent
1025 West North Temple
Salt Lake City, UT 84116

First Community Bank
c/o CT Corporation System
136 East South Temple, Suite 2100
Salt Lake City, UT 84111

3. The Judgment Creditor's name and address is:


Utah Transit Authority
3600 South 700 West
P.O. Box 30810
Salt Lake City, UT 84130-0810

4. The Judgment is a Final Judgment of Condemnation, granting to Utah Transit Authority all rights and interests in the property described therein. The Judgment has no monetary amount.

5. The Judgment Debtor's social security numbers, date of birth, and driver's license number is not known.

6. No stay of enforcement has been ordered by the Court.

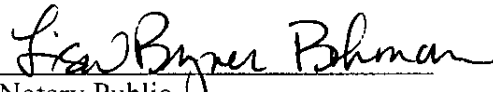
DATED this 11 day of February, 2011.



Ruth Hawe
Associate Corporate Counsel

STATE OF UTAH)
 : SS
COUNTY OF SALT LAKE)

The foregoing Judgment Information Statement was acknowledged before me this 11th day of February, 2011, by Ruth Hawe, Associate Corporate Counsel for Utah Transit Authority.



Notary Public

