

**TRUSTEE AFFIDAVIT OF AUTHORITY
FOR
REAL PROPERTY TRANSFER**

11429735
7/13/2012 1:57:00 PM \$37.00
Book - 10035 Pg - 6124-6134
Gary W. Ott
Recorder, Salt Lake County, UT
RAY QUINNEY & NEBEKER
BY: eCASH, DEPUTY - EF 11 P.

COUNTY OF SALT LAKE]
] ss.
STATE OF UTAH]

The undersigned, Stanley A. Endo, the undersigned affiant, hereby certifies, warrants and states the following:

1. Attached hereto and incorporated into this Affidavit as Exhibit A and Exhibit B are copies of two Special Warranty Deeds which have been recorded in the records of the Salt Lake County Recorder on May 11, 2012, as entries numbered 11389501 and 11389502, respectively.

2. I signed each of the two Special Warranty Deeds in my capacity as one of three (3) co-trustees appointed under The Nobuzo Endo Family Trust (under a trust instrument dated December 2, 1991 and hereinafter referred to as the "N. Endo Trust") and The Michiye Endo Revocable Trust (under a trust instrument dated August 20, 1990 and hereinafter referred to as the "M. Endo Trust").

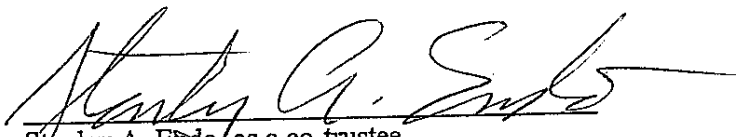
3. The execution of the two Special Warranty Deeds was done in compliance with the requirements of both the N. Endo Trust and the M. Endo Trust that all of the assets held under each of those Trusts (including under any subsidiary residual trust) be distributed in equal interests to the six (6) beneficiaries of those Trusts.

4. Each of the named beneficiaries executed documentation instructing the co-trustees of the two Trusts that the respective interest of the said beneficiaries in the properties of the two Trusts be conveyed into the Nob Endo Family Trust, LLC, in which the said beneficiaries each held an equal 1/6th interest.

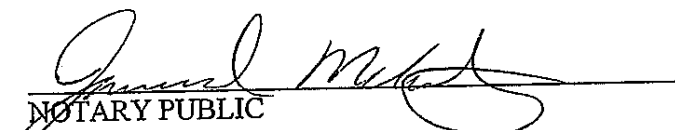
5. Each of the beneficiaries and the two (2) other co-trustees, executed documents that authorized, appointed and instructed me to proceed with the distribution of the subject properties from the Trusts in the manner accomplished by the execution, delivery and recording of the two Special Warranty Deeds.

6. I hereby warrant and represent that all of the foregoing statements are true and correct and accurately represent the authority and instructions given to me as one of the three (3) co-trustees for each of the N. Endo Trust and the M. Endo Trust.

Further the affiant sayeth not.


Stanley A. Endo as a co-trustee

Subscribed and sworn before me, this 4 day of June, 2012.


NOTARY PUBLIC


S E  JARED MCCARTY
Notary Public, State of Utah
Commission # 583295
My Commission Expires
July 08, 2014

EXHIBIT A
TO
TRUSTEE AFFIDAVIT OF AUTHORITY

Attached hereto and incorporated by this reference is a Special Warranty Deed that was recorded on May 11, 2012 as Entry No. 11389501 in the records of the Salt Lake County Recorder.

14389501

RECORDED AT THE REQUEST OF:

Douglas Matsumori, Esq.
Ray Quinney & Nebeker P.C.
36 South State Street, Suite 1400
Salt Lake City, Utah 84111

SEND TAX NOTICE TO:

Nob Endo Family LLC
Attn: Stanley A. Endo
1031 East Foxhill Drive
North Salt Lake, Utah 84054

11389501
5/11/2012 3:14:00 PM \$20.00
Book - 10016 Pg - 6899-6902
Gary W. Orr
Recorder, Salt Lake County, UT
RAY QUINNEY & NEBEKER
BY: eCASH, DEPUTY EF 4 P.

Space above for County Recorder's use

PARCEL NOS.: 21-25-203-006-0000,
21-25-203-007-0000,
21-25-203-009-0000,
21-25-201-004-0000,
21-25-201-003-0000

SPECIAL WARRANTY DEED

Stanley A. Endo, as co-trustee of THE NOBUZO ENDO FAMILY TRUST dated December 2, 1991, ("Grantor"), with the consent of the all other co-trustees, hereby CONVEYS AND WARRANTS against all claiming by, through or under Grantor to NOB ENDO FAMILY LLC, a Utah limited liability company ("Grantee"), for the sum of Ten and No/100 Dollars and other good and valuable consideration, the following described real property (the "Property"), which is located in Salt Lake County, State of Utah, and is more particularly described as follows:

See attached Exhibit "A" (consisting of an undivided one-half (1/2) interest in and to three parcels of real property denominated as Parcels A, B, and C, and all of the interest in and to two parcels of real property denominated as Parcels D and E),

TOGETHER WITH all appurtenances and hereditaments and other associated rights and interests attendant to the same, and SUBJECT TO all existing easements, rights of way, encumbrances, and other matters of record with the office of the Salt Lake County Recorder.

WITNESS the hand of said Grantor this 4 day of May, 2012.

GRANTOR:

THE NOBUZO ENDO FAMILY TRUST
DATED DECEMBER 2, 1991

By: Stanley A. Endo
Stanley A. Endo, Co-Trustee

BK-10016-PG-6899

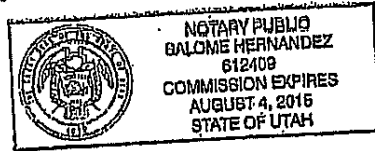
BK 10035 PG 6127

STATE OF UTAH)

COUNTY OF DAVIS) ss:

The foregoing instrument was acknowledged before me this 4 day of May, 2012 by Stanley A. Endo, as co-trustee of The Nobuzo Endo Family Trust dated December 2, 1991, on behalf of said trust.

Salome Hernandez
Notary Public



1182058

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel A (Parcel No. 21-25-203-007-0000):

Beginning at a point on the West right-of-way line of the O.S. L. Railroad, said point being South 89°41'50" East 603.93 feet and South 0°29' West 1151.74 feet from the North Quarter Corner of Section 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 0°29' West along said right-of-way line 106.00 feet to a point curvature on the North line of 7200 South Street; thence westerly along the arc of a 22,871.81 feet radius curve to the right 313.17 feet (the long chord bears North 88°26'22" West 313.16 feet); thence northeasterly along the East line of Cottonwood Street for the following three courses: North 0°20' East 4.36 feet; thence along the arc of a 200.00-foot radius curve to the right 90.76 feet (the long chord bears North 13°20' East 89.98 feet); thence along the arc of a 260.00-foot radius curve to the left 8.02 feet (the long chord bears North 25°27' East 8.02 feet); thence South 89°40' East 289.72 feet to the point of beginning. (Contains 0.724 acre and is the 7200 South Restaurant Site).

Parcel B (Parcel No. 21-25-203-006-0000):

Beginning at a point on the West right-of-way line of the O.S.L. Railroad, said point being South 89°41'50" East 603.93 feet and South 0°29' West 783.69 feet from the North Quarter Corner of Section 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 0° 29' West along said right-of-way line 368.05 feet; thence leaving said right-of-way North 89°40' West 289.72 feet to a point of curvature on the East line of Cottonwood Street; thence Northerly along said road for the following two courses: northerly along the arc of a 260.00-foot radius curve to the left 109.37 feet (the long chord bears North 12°27'00" East 109.15 feet; thence North 0°20' East 261.19 feet; thence South 89°41'50" East 267.78 feet to the point of beginning. Contains 2.276 acres. (7200 South Motel Site).

Parcel C (Parcel No. 21-25-203-009-0000):

Beginning at a point on the East right-of-way line of Cottonwood Street, said point being South 785.45 feet and East 329.54 feet from the North Quarter Corner of Section 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 0°20' East along said East line 281.67 feet; thence South 89°41'50" East 269.79 feet to the West right-of-way line of Union Pacific Railroad Property; thence South 0°30' West along said West line 281.67 feet; thence North 89°41'50" West 268.97 feet to the point of beginning. Contains 1.742 Acres. (Parcel North of Motel).

Parcel D (Parcel No. 21-25-201-004-0000):

Beginning at a point South 182.89 feet and East 98.80 feet and South 0°20' West 257.19 feet from the North Quarter of Section 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence East 174.25 feet to the West line of Cottonwood Street; thence South 0°20' West along said West line 249.99 feet to the North line of Cottonwood Square Street; thence West along said North line 174.25 feet; thence North 0°20' East 249.99 feet to the point of beginning. Contains 1.00 Acre (Snyder Lease and Option to Purchase).

Parcel E (Parcel No. 21-25-201-003-0000):

Beginning at a point South 182.89 feet and East 98.80 feet from the North 1/4 corner of Section 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian and running thence East 174.25 feet to the West line of Cottonwood Street; thence South 0°20' West along said West line 257.19 feet; thence West 174.25 feet; thence North 0°20' East 257.19 feet to the point of beginning. Contains 1.029 Acre (Parcel North of Snyder Lease and Option to Purchase Parcel).

EXHIBIT B
TO
TRUSTEE AFFIDAVIT OF AUTHORITY

Attached hereto and incorporated by this reference is a Special Warranty Deed that was recorded on May 11, 2012 as Entry No. 11389502 in the records of the Salt Lake County Recorder.

11389502

RECORDED AT THE REQUEST OF:

Douglas Matsumori, Esq.
Ray, Quinney & Nebeker P.C.
36 South State Street, Suite 1400
Salt Lake City, Utah 84111

SEND TAX NOTICE TO:

Nob Endo Family LLC
Attn: Stanley A. Endo
1031 East Foxhill Drive
North Salt Lake, Utah 84054

11389502
6/14/2012 3:14:00 PM \$16.00
Book - 10016 Pg - 6903-6905
Gary W. Ott
Recorder, Salt Lake County, UT
RAY QUINNEY & NEBEKER
BY: eCASH, DEPUTY - EF 3P

Space above for County Recorder's use

PARCEL NOS.: 21-25-203-006-0000,
21-25-203-007-0000,
21-25-203-009-0000

SPECIAL WARRANTY DEED

Stanley A. Endo, as co-trustee of THE MICHIE ENDO FAMILY TRUST dated August 20, 1990 ("Grantor"), with the consent of the all other co-trustees, hereby CONVEYS AND WARRANTS against all claiming by, through or under Grantor to NOB ENDO FAMILY LLC, a Utah limited liability company ("Grantee"), for the sum of Ten and No/100 Dollars and other good and valuable consideration, the following described real property (the "Property"), which is located in Salt Lake County, State of Utah, and is more particularly described as follows:

See attached Exhibit "A" (consisting of an undivided one-half (1/2) interest in and to three parcels of real property denominated as Parcels A, B, and C),

TOGETHER WITH all appurtenances and hereditaments and other associated rights and interests attendant to the same, and SUBJECT TO all existing easements, rights of way, encumbrances, and other matters of record with the office of the Salt Lake County Recorder.

WITNESS the hand of said Grantor this 4 day of May, 2012.

GRANTOR:

THE MICHIE ENDO FAMILY TRUST
DATED AUGUST 20, 1990

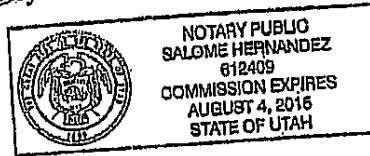
By: Stanley A. Endo
Stanley A. Endo, Co-Trustee

STATE OF UTAH)

COUNTY OF Davis)ss:
)

The foregoing instrument was acknowledged before me this 4 day of May, 2012 by Stanley A. Endo, as co-trustee of The Michiye Endo Family Trust dated August 20, 1990, on behalf of said trust.

Salome Hernandez
Notary Public



1182075

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel A (Parcel No. 21-25-203-007-0000):

Beginning at a point on the West right-of-way line of the O.S. L. Railroad, said point being South 89°41'50" East 603.93 feet and South 0°29' West 1151.74 feet from the North Quarter Corner of Section 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 0°29' West along said right-of-way line 106.00 feet to a point curvature on the North line of 7200 South Street; thence westerly along the arc of a 22,871.81 feet radius curve to the right 313.17 feet (the long chord bears North 88°26'22" West 313.16 feet); thence northeasterly along the East line of Cottonwood Street for the following three courses: North 0°20' East 4.36 feet; thence along the arc of a 200.00-foot radius curve to the right 90.76 feet (the long chord bears North 13°20' East 89.98 feet); thence along the arc of a 260.00-foot radius curve to the left 8.02 feet (the long chord bears North 25°27' East 8.02 feet); thence South 89°40' East 289.72 feet to the point of beginning. (Contains 0.724 acre and is the 7200 South Restaurant Site).

Parcel B (Parcel No. 21-25-203-006-0000):

Beginning at a point on the West right-of-way line of the O.S.L. Railroad, said point being South 89°41'50" East 603.93 feet and South 0°29' West 783.69 feet from the North Quarter Corner of Section 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 0° 29' West along said right-of-way line 368.05 feet; thence leaving said right-of-way North 89°40' West 289.72 feet to a point of curvature on the East line of Cottonwood Street; thence Northerly along said road for the following two courses: northerly along the arc of a 260.00-foot radius curve to the left 109.37 feet (the long chord bears North 12°27'00" East 109.15 feet; thence North 0°20' East 261.19 feet; thence South 89°41'50" East 267.78 feet to the point of beginning. Contains 2.276 acres. (7200 South Motel Site).

Parcel C (Parcel No. 21-25-203-009-0000):

Beginning at a point on the East right-of-way line of Cottonwood Street, said point being South 785.45 feet and East 329.54 feet from the North Quarter Corner of Section 25, Township 2 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 0°20' East along said East line 281.67 feet; thence South 89°41'50" East 269.79 feet to the West right-of-way line of Union Pacific Railroad Property; thence South 0°30' West along said West line 281.67 feet; thence North 89°41'50" West 268.97 feet to the point of beginning. Contains 1.742 Acres. (Parcel North of Motel).