

Tax Serial Number: 103570102

MEMORANDUM OF COMMON OWNERSHIP AGREEMENT

THIS MEMORANDUM OF COMMON OWNERSHIP AGREEMENT is entered into effective as of the 30 day of July, 2021, by and between B & S Investments LLC ("B&S"), whose mailing address is 1980 S. Meridian Road, Suite 140, Meridian, Idaho 83646 and Dutch Yakuza LLC, an Idaho limited liability company ("DB"), whose mailing address is 5177 West Chinden Boulevard, Garden City, Idaho 83714.

B&S and DB have entered into that certain Common Ownership Agreement ("Agreement") regarding that certain real property legally described on Exhibit A attached hereto and incorporated herein by this reference ("Property"). The Agreement provides that each owner has an undivided tenants-in-common interest in the Property as set forth below:

B&S	50%
DB	<u>50%</u>
	100%

The Agreement also describes the agreement between B&S and DB regarding restrictions on transfer and hypothecation of ownership interests in the Property, the management of the Property, the distribution of the net profits from the Property, and other terms and conditions relating to the ownership and use of the Property.

[end of text]

IN WITNESS WHEREOF, the parties hereto have caused this Memorandum to be executed as of the date first written above.

B&S Investments LLC, an Idaho limited liability company

By: 
Travis Stroud, Member

Dutch Yakuza LLC, an Idaho limited liability company

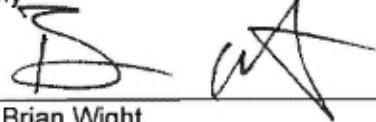
By: _____
Name: Brian Wight
Its: Manager

IN WITNESS WHEREOF, the parties hereto have caused this Memorandum to be executed as of the date first written above.

B&S Investments LLC, an Idaho limited liability company

By: _____
Travis Stroud, Member

Dutch Yakuza LLC, an Idaho limited liability company

By:  _____
Name: Brian Wight
Its: Manager

State of Idaho)
) ss.
County of Ada)

This record was acknowledged before me on July 23, 2021, by Travis Stroud, a member of B & S Investments LLC.



Brenda J. Krempaszy
Notary Public for Idaho
Residing at Boise ID
My Commission expires 6/6/25

State of Idaho)
) ss.
County of Ada)

This record was acknowledged before me on July ____, 2021, by Brian Wight, the manager of Dutch Yakuza LLC.

Notary Public for Idaho
Residing at _____
My Commission expires _____

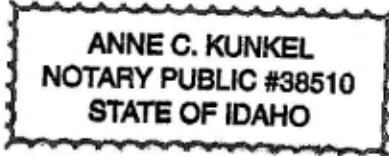
State of Idaho)
) ss.
County of Ada)

This record was acknowledged before me on July ____, 2021, by Travis Stroud, a member of B & S Investments LLC.

Notary Public for Idaho
Residing at _____
My Commission expires _____

State of Idaho)
) ss.
County of Ada)

This record was acknowledged before me on July 26, 2021, by Brian Wight, the manager of Dutch Yakuza LLC.



Anne C. Kunkel

Notary Public for Idaho
Residing at Boise ID
My Commission expires 9.22.2026

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1:

LOT 102, BARLOW RETAIL SUBDIVISION LOT 1 AMENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED JULY 13, 2021 AS ENTRY NO. 3399119 IN BOOK 7800 OF PLATS AT PAGE 208 ON FILE AND OF RECORD IN THE DAVIS COUNTY RECORDER'S OFFICE.

PARCEL 2:

THE BENEFICIAL, NON-EXCLUSIVE RIGHTS FOR INGRESS AND EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC AS DISCLOSED IN RESTRICTION AGREEMENT AND GRANT OF EASEMENTS RECORDED NOVEMBER 15, 2005 AS ENTRY NO. 2122537 IN BOOK 3912 AT PAGE 216 OF OFFICIAL RECORDS; AS AFFECTED BY AMENDMENT RECORDED SEPTEMBER 10, 2007 AS ENTRY NO. 2304631 IN BOOK 4363 AT PAGE 496L AS FURTHER AFFECTED BY SECOND AMENDMENT TO RESTRICTION AGREEMENT AND GRANT OF EASEMENTS DATED MAY 14, 2021, RECORDED JUNE 18, 2021 AS ENTRY NO. 3392389 AT PAGE 193 OF OFFICIAL RECORDS.