

When recorded mail to:
JD Development LLC
6918 Colton Blvd
Oakland, CA 94611

726124

13307399
6/24/2020 11:16:00 AM \$40.00
Book - 10966 Pg - 7420-7421
RASHELLE HOBBS
Recorder, Salt Lake County, UT
STEWART TITLE INS AGCY OF UT
BY: eCASH, DEPUTY - EF 2 P.

AFFIDAVIT OF LEASE TERMINATION

On this 6 day of May, 2020 before me personally appeared JD Development, LLC a California limited liability company, Owner of property pursuant to that certain Warranty Deed Recorded November 18, 2014, as Entry No. 11947589 of Official Records.

Affiant states that certain Lease as disclosed by that certain Memorandum of Lease, dated April 30, 2004, between Cospir Investment Company, L.L.C. and COS Restaurant Group, Inc. recorded May 3, 2004, as Entry No. 9051973, of Official Records, has been terminated and of no further force or affect. The parties to said Lease have vacated the premises and are no longer in possession of any portion thereof.

The real estate and improvements referred to herein are situated in the County of Salt Lake, State of Utah and are described as follows, to-wit:

See Attached Exhibit "A"

Legal description made a part hereof.

Tax ID No. 14-26-476-032

Date: May 6, 2020

JD Development, LLC
a California limited liability company

By: [Signature]
Name: Gordon Jacoby
Title: Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Alameda

On this 6th day of May, 2020, personally appeared before me, the undersigned Notary Public, personally appeared Gordon Jacoby, Manager of JD Development, LLC, a California limited liability company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged before me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

[Signature]
Notary Public
My commission expires: 04/13/2022

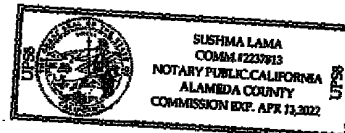


EXHIBIT "A"
LEGAL DESCRIPTION

File No.: 726124

Beginning at a point on a fence line and on the North line of 3500 South Street which point is South 89°59'10" West along the section line of 692.00 feet and North 0°00'50" West 40 feet from the Southeast corner of Section 26, Township 1 South, Range 2 West, Salt Lake Base and Meridian; thence North 0°00'50" West along said fence 153.50 feet; thence North 89°59'10" East 94.83 feet; thence South 44°56'01" East 52.12 feet to a fence line; thence South 0°08'47" East along said fence 116.60 feet to the North line of 3500 South Street; thence South 89°59'10" West along said North line 131.90 feet to the point of beginning.

Less and Excepting therefrom, the land conveyed to West Valley City by that certain Warranty Deed recorded May 19, 2003 as Entry No. 8654549 in Book 8799 at Page 4340 of Official Records, more particularly described as follows:

Beginning at a point on the existing North line of 3500 South Street which point is South 89°59'10" West along the section line 692.00 feet and North 00°00'50" West 40.00 feet from the Southeast corner of Section 26, Township 1 South, Range 2 West, Salt Lake Base and Meridian; thence North 00°00'00" West 13.000 feet; thence North 89°59'10" East 131.872 feet along the new right-of-way line of 3500 South Street; thence South 00°08'47" East 13.006 feet to the existing North line of 3500 South Street; thence South 89°59'10" West 131.900 feet to the point of beginning.

Tax ID No. 14-26-476-032