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12/29/2020 02:19 PM \$40.00
Book - 11089 Pg - 9524-9526
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
COTTONWOOD TITLE
1996 E 6400 S #120
SLC UT 84121
BY: SSA, DEPUTY - WI 3 P.

WHEN RECORDED, PLEASE MAIL TO:

Robert A. McConnell
PARR BROWN GEE & LOVELESS
101 South 200 East, Suite 700
Salt Lake City, Utah 84111

CLA 190741/136778

FOR REFERENCE ONLY: PARENT
TAX PARCEL #'s 16-06-157-001,
16-06-157-002, 16-06-157-003,
16-06-157-004

TERMINATION OF DECLARATION OF CONDOMINIUM
FOR THE PLAZA AT STATE STREET

THIS TERMINATION OF DECLARATION OF CONDOMINIUM FOR THE PLAZA AT STATE STREET is made and executed this 29 day of December, 2020, by Brinshore Utah, LLC, a Utah limited liability company ("Owner") pursuant to Section 57-8-22 of the Utah Condominium Ownership Act (the "Act").

RECITALS:

WHEREAS, the Declaration of Condominium for The Plaza at State Street was executed on March 30, 2012 by Owner's predecessor in interest (the "Declaration"); and

WHEREAS, said Declaration was recorded in the office of the Salt Lake County Recorder on April 11, 2012 as Entry No. 11368184, and by such recording submitted the real property more particularly described on Exhibit A hereto (the "Property") to the provisions of the Act and created The Plaza at State Street Condominiums; and

WHEREAS, Owner is presently the sole record owner of all units purportedly created by the Declaration and the Property; and

WHEREAS, Owner desires to remove the Property from the provisions of Act pursuant to the provisions of Section 57-8-22 of the Act; and

WHEREAS, there are no holders of liens affecting any of the units or the Property.

NOW, THEREFORE, in consideration of the foregoing, Owner hereby declares as follows:

TERMINATION AND REMOVAL OF PROPERTY:


Owner, as the sole record owner of the Property and all units purportedly created by the Declaration, hereby terminates the Declaration and removes the Property from the provisions of the Act pursuant to Section 57-8-22 of the Act.

Owner has duly signed or caused its name to be signed by the signature of a duly authorized officer as of the day and year first written above.

“OWNER”

By: Brinshore Development, L.L.C.,
An Illinois limited liability company

By: Brint Development, Inc., an Illinois
corporation, a member

By: 
Name: David Brint
Its: President

STATE OF Illinois)
COUNTY OF Cook) : ss.

On this 23rd day of December, 2020 personally appeared before me David Brint the President of Brint Development, Inc., an Illinois corporation, a member of Brinshore Development, L.L.C., an Illinois limited liability company the sole member of Brinshore Utah, LLC, a Utah limited liability company.

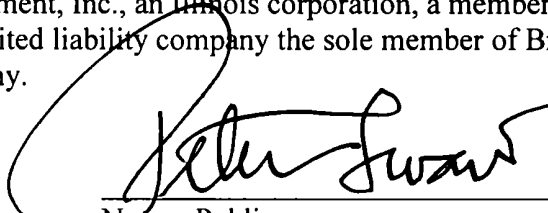

Notary Public



Exhibit A
to
Termination of Declaration of Condominium
For The Plaza at State Street

(Legal Description of Property)

10 parcels located within Block 56, Plat "A" Salt Lake City Survey, on file within the Salt Lake City's, Engineers office, Utah. Tax I.D. #s 16-06-154-002, 003, 004, 005, 006, 009, 040, 047, 053, and 054, More particularly described as follows:

Beginning at a point that is 50.34 feet North 00°02'30" East of the Southwest corner of Lot 5 block 56, Plat "A", Salt Lake City Survey, said point is also located North 00°01'43" West, along Street monument line a distance of 445.15 feet and North 89°58'19" East, a distance of 67.66 feet from a Salt Lake City Street Monument located in the intersection of 300 South and State street.

Thence North 89°58'19" East, a distance of 240.00 feet to a point that lies within Floral Street (vacated); thence South 00°02'30" West, along said Floral Street a distance of 50.39 feet; thence leaving Floral Street North 89°58'33" East, a distance of 60.33 feet; thence South 00°02'30" West, a distance of 34.00 feet; thence South 89°58'33" West, a distance of 58.33 feet to into said Floral Street; thence South 00°02'30" West, along said Floral Street a distance of 67.00 feet; thence North 89°58'33" East a distance of 8.00 feet to the Easterly R.O.W. of said vacated Floral Street; thence South 00°02'30" West, along said Floral Street R.O.W. a distance of 33.00 feet; thence South 89°58'33" West, a distance of 8.00 feet to point within said Floral Street (vacated); thence South 00°02'30" West, along said Floral Street a distance of 8.02 feet; thence South 89°58'38" West, a distance of 242.00 feet to the easterly R.O.W. line of State Street; thence North 00°02'30" East, along R.O.W. a distance of 192.39 feet to the Point of Beginning.

Subject to easements and rights of way.

Containing 48,700 square feet or 1.118 acres, more or less.

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