

12988935
5/15/2019 10:54:00 AM \$40.00
Book - 10780 Pg - 9339-9342
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.

When Recorded, Please Mail To:

Fabian VanCott
Attn: Scott R. Sabey
215 South State Street, Suite 1200
Salt Lake City, Utah 84111

NOTICE OF CLAIM OF INTEREST

Pursuant to Section 57-9-4 of the Utah Code, and with the consent of the owner of record, WESTGATE LOFTS CONDOMINIUM ASSOCIATION, a Utah nonprofit corporation (referred to herein as the "**Association**") hereby gives notice that the Association claims an interest in that certain real property located at approximately 360 West 200 South in Salt Lake City, Salt Lake County, State of Utah, (the "**Property**"), the legal description of which is set forth in Exhibit "A" attached hereto and incorporated herein by this reference. The interest claimed by Purchaser with respect to the Property arises pursuant to that certain Development and Settlement Agreement by and between the Association and Telegraph Exchange LLC, a Utah limited liability company (referred to herein as the "**Company**") with an effective date of April 8, 2019 ("**Agreement**").

Pursuant to the Agreement, the Company has agreed to construct on the Property certain improvements that shall include a parking structure (the "**Parking Structure**") and to convey to the Association fee simple title to 51 condominiumized parking stalls within the Parking Structure together with certain rights of access, ingress and egress as provided in the Agreement. This Notice of Claim of Interest (this "**Notice**") does not set forth all of the provisions that are contained in the Agreement, and this Notice does not modify or amend the provisions of the Agreement, which provisions are hereby incorporated into this Notice by reference. In the event of any conflict or inconsistency between the provisions of this Notice and the provisions of the Agreement, the provisions of the Agreement shall govern and control.

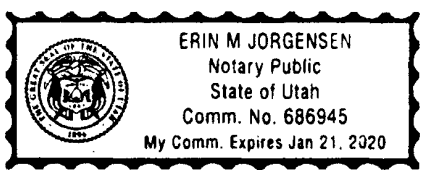
IN WITNESS WHEREOF, the Association has caused this Notice to be executed by an officer of the Association duly authorized to execute the same this 6th day of May, 2019.

WESTGATE LOFTS CONDOMINIUM
ASSOCIATION, a Utah nonprofit corporation

By: Jason Leiber
Name: JASON LEIBER
Title: PRESIDENT

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was subscribed, sworn to, verified by oath, and acknowledged before me this 6th day of May, 2019, by JASON LEISER in such person's capacity as the PRESIDENT of Westgate Lofts Condominium Association, a Utah nonprofit corporation.



Erin M. Jorgensen
NOTARY PUBLIC

EXHIBIT "A"
TO
NOTICE OF CLAIM OF INTEREST

Legal Description of the Property

That certain real property located in Salt Lake County, Utah located at approximately 360 West 200 South, Salt Lake City, Utah 84101, and further described as follows:

BEGINNING SOUTH 89°58'33" WEST 383.4 FEET FROM THE SOUTHEAST CORNER OF LOT 1, BLOCK 66, PLAT A, SLC SURVEY, THENCE SOUTH 89°58'33" WEST 176.93 FEET; THENCE NORTH 00°03'31" WEST 178.40 FEET; THENCE NORTH 89°58'27" EAST 165.14 FEET; THENCE NORTH 00°03'25" WEST 21.64 FEET; THENCE NORTH 89°58'27" EAST 11.90 FEET; THENCE SOUTH 00°01'33" EAST 200.40 FEET TO THE POINT OF BEGINNING.

Tax Parcel Number: 15-01-129-029