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8/9/2018 11:17:00 AM \$22.00  
Book - 10701 Pg - 3611-3615  
ADAM GARDINER  
Recorder, Salt Lake County, UT  
MCCOY & ORTA P.C.  
BY: eCASH, DEPUTY - EF 5 P.

**ASSIGNMENT OF ASSIGNMENT OF LEASES AND RENTS**

ARGENTIC REAL ESTATE FINANCE LLC, a Delaware limited liability company  
(Assignor)

to

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT  
OF THE REGISTERED HOLDERS OF UBS COMMERCIAL MORTGAGE TRUST  
2018-C11, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES  
2018-C11  
(Assignee)

Effective as of July 10, 2018

Parcel Number(s): 27-36-151-040; 27-36-127-011; 27-36-127-012; 27-36-127-005; and 27-36-  
127-007  
County of Salt Lake  
State of Utah

DOCUMENT PREPARED BY AND WHEN RECORDED, RETURN TO:

McCoy & Orta, P.C.  
100 North Broadway, 26<sup>th</sup> Floor  
Oklahoma City, Oklahoma 73102  
Telephone: 888-236-0007

## **ASSIGNMENT OF ASSIGNMENT OF LEASES AND RENTS**

As of the 10th day of July, 2018, ARGENTIC REAL ESTATE FINANCE LLC, a Delaware limited liability company, having an address at 40 West 57th Street, 29th Floor, New York, NY 10019 ("Assignor"), as the holder of the instrument hereinafter described and for valuable consideration hereby endorses, assigns, sells, transfers and delivers to WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF THE REGISTERED HOLDERS OF UBS COMMERCIAL MORTGAGE TRUST 2018-C11, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2018-C11, having an address at 9062 Old Annapolis Road, Columbia, MD 21045 ("Assignee"), its successors, participants and assigns, without recourse or warranty, all right, title and interest of Assignor in and to that certain:

ASSIGNMENT OF LEASES AND RENTS made by BG VISTA OFFICE 8, L.C., a Utah limited liability company to ARGENTIC REAL ESTATE FINANCE LLC, a Delaware limited liability company dated as of May 16, 2018 and recorded on May 16, 2018, as Instrument Number 12773439, in Book 10675, Page 893 in the Recorder's Office of the Recorder of Salt Lake County, Utah ("Recorder's Office") (as the same may have been amended, modified, restated, supplemented, renewed or extended) ("Assignment of Leases"), securing payment of note(s) of even date therewith, in the original principal amount of \$31,000,000.00, and creating a first lien on the property described in Exhibit A attached hereto and by this reference made a part hereof.

The Assignment of Leases was assigned to SPREF WH III LLC, by assignment instrument(s) dated as of May 18, 2018 and recorded on June 22, 2018, as Instrument Number 12797353, in Book 10687, Page 377, in the Recorder's Office.

The Assignment of Leases was further assigned to Assignor, by assignment instrument(s) recorded simultaneously herewith, in the Recorder's Office.

Together with any and all other liens, privileges, security interests, rights, entitlements, equities, claims and demands as to which Assignor hereunder possesses or to which Assignor is otherwise entitled as additional security for the payment of the notes and other obligations described herein.

This instrument shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.


[SIGNATURE(S) ON THE FOLLOWING PAGE]

Reference No.: 3427.003  
Matter Name: Vista Station 8  
Pool: UBS 2018-C11

12<sup>th</sup> IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this day of July, 2018.

**ARGENTIC REAL ESTATE FINANCE  
LLC, a Delaware limited liability company**

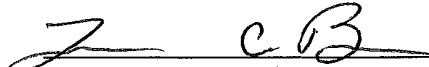
By: Argentic Investment Management LLC, its  
Investment Manager

By:   
Name: Michael Schulte  
Title: Authorized Signatory

STATE OF NEW YORK           §  
  §  
COUNTY OF NEW YORK       §

On the 12<sup>th</sup> day of July, 2018, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael Schulte, as Authorized Signatory of Argentic Investment Management LLC, Investment Manager of ARGENTIC REAL ESTATE FINANCE LLC, a Delaware limited liability company, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

WITNESS my hand and official seal.

  
Name of Notary Public  
My Commission Expires: 3-28-20

Reference No.: 3427.003  
Matter Name: Vista Station 8  
Pool: UBS 2018-C11

TONYA C. BRUNDAGE  
Notary Public, State of New York  
Registration #01BR030367  
Qualified in Queens County  
Commission Expires March 23, 2020

**EXHIBIT A**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

Lot 323, VISTA STATION OFFICE PARK AMENDED, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on December 2, 2016 as Entry No. 12425765 in Book 2016P at Page 305.

**PARCEL 2:**

Lots 108 and 109, DRAPER TOD SECOND AMENDMENT, according to the official plat thereof as recorded in the office of the Salt Lake County Recorder on January 26, 2015 as Entry No. 11982207 in Book 2015P at Page 14.

**PARCEL 3:**

A parcel of land, being an entire tract of property situate in the Northwest quarter of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundary of said parcel of land is described as follows:

Beginning at the Northeast corner of said entire tract, which point is 3595.34 feet North 00°12'13" West and 543.03 feet North 51°33'35" East and 86.63 feet North 20°02'25" West and 1431.10 feet North 51°21'45" East from the Southwest corner of said Section 36 and running thence along the Easterly boundary line of said entire tract the following five courses: South 01°50'18" East, 62.11 feet; thence South 88°11'00" West, 5.15 feet; thence South 01°49'00" East, 255.00 feet; thence North 88°11'00" East, 15.00 feet; thence South 01°49'00" East, 961.06 feet to the Southeasterly corner of said entire tract; thence along the Westerly line of said entire tract the following two courses: North 25°51'49" West, 82.36 feet; thence North 06°56'00" West, 1115.21 feet to the North line of said entire tract; thence North 51°21'45" East, 153.84 feet along said North line to the point of beginning.

Also being more particularly described by survey as follows:

A parcel of land situate in the Northwest quarter of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described by survey as follows:

Beginning at a point on the Westerly right-of-way of UTA Frontrunner, said point being North 00°01'16" East 4,902.74 feet along the section line and South 89°58'39" East 1,519.21 feet from the Southwest quarter of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 01°36'44" East 62.11 feet along said Westerly right-of-way; thence South 88°24'34" West 5.15 feet; thence South 01°35'26" East 255.00 feet; thence North 88°24'34" East 15.00 feet to a point on said Westerly right-of-way; thence South 01°35'26" East 961.06 feet along said Westerly right-of-way; thence North 25°38'15" West 82.36 feet; thence North 06°42'26" West 1,115.21 feet; thence North 51°35'19" East 153.83 feet to the point of beginning.

**PARCEL 4:**

A parcel of land, being an entire tract of property situate in the Northwest quarter of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian. The boundary of said parcel of land is described as follows:

Beginning at the Northeast corner of said entire tract, which point is 3595.34 feet North 00°12'13" West and 543.03 feet North 51°33'35" East and 86.63 feet North 20°02'25" West and

Reference No.: 3427.003  
Matter Name: Vista Station 8  
Pool: UBS 2018-C11

1431.10 feet North 51°21'45" East and South 01°50'18" East, 62.12 feet from the Southwest corner of said Section 36 and running thence along the Easterly boundary line of said entire tract the following three courses: South 01°50'30" East, 10.37 feet; thence South 09°37'33" East, 72.38 feet; thence South 01°49'00" East, 172.92 feet to the South line of said entire tract; thence South 88°11'00" West, 15.00 feet along said South line; thence North 01°49'00" West, 255.00 feet along the West line of said entire tract to the Northwest corner of said entire tract; thence North 88°11'00" East, 5.16 feet along said North line to the point of beginning.

Also being more particularly described by survey as follows:

A parcel of land situate in the Northwest quarter of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian, being more particularly described by survey as follows:

Beginning at a point on the Westerly right-of-way of UTA Frontrunner, said point being North 00°01'16" East 4,902.74 feet along the section line and South 89°58'40" East 1,519.21 feet and South 01°36'27" East 62.12 feet, from the Southwest quarter of Section 36, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence South 01°40'33" East 10.37 feet along said Westerly right-of-way; thence South 09°23'59" East 72.38 feet along said Westerly right-of-way; thence South 01°35'26" East 172.92 feet along said Westerly right-of-way; thence South 88°24'34" West 15.00 feet; thence North 01°35'26" West 255.00 feet; thence North 88°24'34" East 5.15 feet to the point of beginning.

PARCEL 5:

Reciprocal rights and easements as more specifically defined in that certain instrument entitled Covenants, Conditions and Restrictions recorded February 4, 2015 as Entry No. 11987390 in Book 10293 at Page 6891 of official records.

PARCEL 6:

Reciprocal rights and easements as more specifically defined in that Parking Easement recorded May 11, 2018 as Entry No. 12770860 in Book 10673 at Page 8961 of official records.