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10/15/2019 4:48:00 PM \$40.00  
Book - 10846 Pg - 1360-1364  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 5 P.

RECORDING REQUESTED BY:  
Mountain West REIT, LLC  
2298 W. Horizon Ridge Pkwy #213  
Henderson, NV 89052  
Loan # 865

APN: 15-12-458-016, 20-26-326-008-4002, 20-26-456-004-0000

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### ASSIGNMENT OF DEED OF TRUST AND ASSIGNMENT OF RIGHTS

This ASSIGNMENT OF DEED OF TRUST AND ASSIGNMENT OF RIGHTS dated July 1, 2019 ("Assignment"), is made and executed between MOUNTAIN WEST DEBT FUND, LP, a Delaware limited partnership (the "Assignor") and MOUNTAIN WEST REIT, LLC, a Delaware limited liability company ("Assignee").

Assignor has, for value received, assigned, transferred, and set over, and does hereby assign, transfer and set over, unto Assignee the following:

- (1) Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing dated May 22, 2019 and recorded in the office of the Salt Lake County Recorder on June 5, 2019 as Entry Number 13003598 (the "Deed of Trust").
- (2) Assignment of Rights under Covenants, Conditions and Restrictions, Sales Agreements, Permits, and Development Documents NOT APPLICABLE (the "Assignment of Rights").

The Deed of Trust and Assignment of Rights were given to secure the performance obligations evidenced by a Secured Promissory Note (the "Note") and the other loan documents (the "Loan Documents"). Assignor has, for value received, assigned, transferred, and set over, and does hereby assign, transfer and set over, unto Assignee the Note and Loan Documents as of the date herewith.

**REAL PROPERTY DESCRIPTION.** The Deed of Trust and Assignment of Rights encumber the real property which is described in Exhibit A.

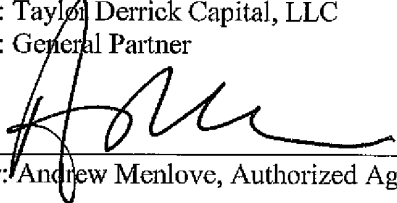
**CONTINUING VALIDITY.** Except as expressly assigned above, the terms of the original Deed of Trust and Assignment of Rights shall remain unchanged and in full force and effect. Nothing in this Assignment shall constitute a satisfaction of the Note.

This ASSIGNMENT OF DEED OF TRUST AND ASSIGNMENT OF RIGHTS is dated July 1, 2019.

“ASSIGNOR”

MOUNTAIN WEST DEBT FUND, LP,  
a Delaware limited partnership

by: Taylor Derrick Capital, LLC  
Its: General Partner



By: Andrew Menlove, Authorized Agent

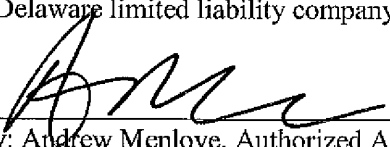
STATE OF NEVADA }  
                                  } ss.  
COUNTY OF CLARK }

The foregoing instrument was ACKNOWLEDGED before me on this 1st day of July 2019, by Andrew Menlove, Authorized Agent of Mountain West Debt Fund, LP, a Delaware limited partnership.

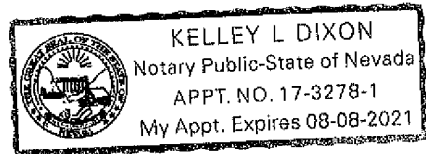
  
Notary Public

“ASSIGNEE”

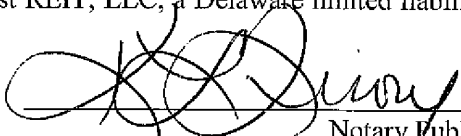
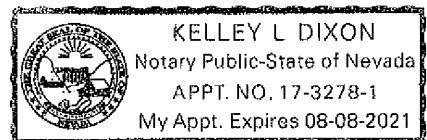
MOUNTAIN WEST REIT, LLC,  
a Delaware limited liability company

  
By: Andrew Menlove, Authorized Agent

STATE OF NEVADA }  
                                  } ss.  
COUNTY OF CLARK }



The foregoing instrument was ACKNOWLEDGED before me on this 1st day of July, 2019, by Andrew Menlove, Authorized Agent of Mountain West REIT, LLC, a Delaware limited liability company.

  
Notary Public

**EXHIBIT A**  
LEGAL DESCRIPTION

**LUCY PARCEL**

Beginning at a point on the Westerly line of land conveyed to the Utah Transit Authority; said point being North 89°56'40" East, along the monument line, 752.49 feet and South 00°03'20" East, 205.31 feet from a Salt Lake City Survey monument located at the intersection of 300 West Street and Lucy Avenue; said point also being South 00°09'42" East, 171.24 feet from the Northeast corner of Lot 1, Fox's Subdivision, Block 23, 5-Acre Plat "A" and running thence South 00°09'42" East along said Westerly line, 74.69 feet to a point on the Northerly right of way line of 1300 South Street; thence along said Northerly right of way line the following two (2) calls: South 89°56'43" West, 273.61 feet; thence South 89°13'19" West, 30.89 feet; thence North 00°09'42" West, 75.37 feet; thence East, 304.50 feet to the point of beginning. (aka Phase 3)

NOTE: Parcel Identification Numbers: 15-12-458-009 and 15-12-458-010 (for reference purposes only)

The Land described herein also known by the street address of:  
212 and 234 West 1300 South  
Salt Lake City, UT 84101

**COPPER RIM PARCEL**

**PARCEL 1:**

Beginning at a point East 875.02 feet and North 2650.88 feet from the South quarter corner of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 89°43'41" West 902.45 feet; thence South 31°08'52" West 100.77 feet; thence North 58°51'12" West 175.97 feet; thence North 58°51'10" West 53.50 feet; thence South 31°08'53" West 154.22 feet; thence along a 473.25 foot radius (center bears 08°52'30") curve to the right a distance of 73.30 feet (chord bears South 35°35'07" West 73.23 feet); thence South 40°01'22" West 72.72 feet; thence North 49°58'38" West 105.25 feet; thence along a 1044.87 foot radius (center bears 13°29'15") curve to the left a distance of 245.96 feet (chord bears North 55°31'50" West 245.40 feet); thence North 62°16'27" West 130.21 feet; thence along a 1035.00 foot radius (center bears 03°46'32") curve to the left a distance of 68.20 feet (chord bears North 64°09'44" West 68.19 feet); thence North 67°23'47" West 53.52 feet; thence North 69°54'26" West 235.24 feet; thence along a 164.98 foot radius (center bears 17°18'17") curve to the right a distance of 49.83 feet (chord bears North 61°15'19" West 49.64 feet); thence South 37°23'44" West 70.00 feet; thence South 30°51'34" West 28.21 feet; thence South 32°52'23" West 86.69 feet; thence South 35°27'43" West 48.94 feet; thence along a 276.75 foot radius (center bears 10°29'32") curve to the left a distance of 50.68 feet (chord bears South 30°12'57" West 50.61 feet); thence South 24°58'11" West 26.18 feet; thence along a 76.75 foot radius (center bears 09°12'41") curve to the left a distance of 12.34 feet (chord bears South 20°21'51" West 12.33 feet); thence along a 25.00 foot radius (center bears 47°11'30") curve to the right a distance of 20.59 feet (chord bears South 39°21'15" West 20.01 feet); thence South 03°07'59" West 41.49 feet; thence South 57°13'13" West 100.80 feet; thence South 32°46'47" East 1132.26 feet; thence North 57°13'13" East 218.98 feet; thence along a 526.75 foot radius (center bears 17°11'51") curve to the left a distance of 158.11 feet (chord bears North 48°37'18" East 157.51 feet); thence North 40°01'22" East 344.74 feet; thence along a 473.25 foot radius (center bears 14°40'42") curve to the right a distance of 121.24 feet (chord bears North 47°21'43" East 120.91 feet); thence North 54°42'04" East 33.10 feet; thence South 35°17'56" East 166.63 feet; thence along a 1035.00 foot radius (center bears 18°46'22") curve to the left a distance of 339.11 feet (chord bears South 44°41'06" East 337.60 feet); thence South 54°04'17" East 97.92 feet; thence along a 965.00 foot radius (center bears 08°57'58") curve to the right a distance of 151.01 feet (chord bears South 49°35'19" East 150.85 feet); thence South 45°06'20" East 240.71 feet; thence along a 1908.69 foot radius (center bears 07°44'15") curve to the right a distance of 257.76 feet (chord bears South 41°36'54" East 257.56 feet); thence along a 959.96 foot radius (center bears 23°53'11") curve to the right a distance of 400.20 feet (chord bears South 22°47'33" East 397.30 feet); thence North 78°18'46" East 77.37 feet; thence along a 1040.00 foot radius (center bears 33°25'06") curve to the left a distance of 606.59 feet (chord bears North 28°23'47" West 598.03 feet); thence North 45°06'20" West 335.18 feet; thence along a 1035.52 foot radius (center bears 08°57'41") curve to the left a distance of 161.96 feet (chord bears North 49°35'18" West 161.80 feet); thence North 54°04'17" West 97.92 feet; thence along a 964.94 foot radius (center bears 18°46'26") curve to the right a distance of 316.18 feet (chord bears North 44°41'08" West 314.77 feet); thence North 58°15'48" East 276.34 feet; thence along a 326.75 foot radius (center bears 09°27'15") curve to the left a distance of 53.92 feet (chord bears South 36°27'51" East 53.85 feet); thence along a 691.75 foot radius (center bears 12°52'49") curve to the left a distance of 155.51 feet (chord bears South 47°37'53" East 155.18 feet); thence South 54°04'17" East 97.92 feet; thence along a 1308.25 foot radius (center bears 03°15'58") curve to the right a distance of 74.57 feet (chord bears South 52°26'19" East 74.56 feet); thence along a 326.75 foot radius (center bears 39°14'00") curve to the left a distance of 223.74 feet (chord bears South 70°25'20" East

219.40 feet); thence North 89°57'40" East 243.65 feet; thence North 00°43'42" West 818.60 feet to the point of beginning. (aka Proposed Copper Rim Phases 1 and 2)

LESS AND EXCEPTING that portion lying East of the common boundary line as described in that certain Boundary Line Agreement, recorded February 21, 2019 as Entry No. 12937383 in Book 10754 at Page 3314.

TOGETHER WITH that portion lying West of that certain Boundary Line Agreement, recorded February 27, 2019 as Entry No. 12941245 in Book 10756 at Page 3256.

**PARCEL 2:**

Beginning at a point North 89°58'45" East 908.73 feet from the South quarter corner of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 89°58'45" West 19.13 feet; thence North 00°38'32" West 78.35 feet; thence South 89°59'21" West 80.00 feet; thence North 00°38'32" West 598.13 feet to a point of curvature; thence along a 959.96 foot radius (center bears 10°12'28") curve to the left a distance of 171.03 feet (chord bears North 05°44'46" West 170.80 feet); thence North 78°18'46" East 115.16 feet; thence South 00°43'42" East 869.76 feet to the point of beginning. (aka Jensen Roadway & Open Space Parcel)

LESS AND EXCEPTING THEREFROM that portion lying East of the common boundary line as described in that certain Boundary Line Agreement, recorded February 21, 2019 as Entry No. 12937383 in Book 10754 at Page 3314.