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Gary W. Ott  
Recorder, Salt Lake County, UT  
ANDERSON MCCOY & ORTA  
BY: eCASH, DEPUTY - EF 5 P.

**ASSIGNMENT OF LEASEHOLD DEED OF TRUST, SECURITY AGREEMENT,  
ASSIGNMENT OF LEASES AND FIXTURE FILING**

CANTOR COMMERCIAL REAL ESTATE LENDING, L.P., a Delaware limited partnership  
(Assignor)

to

CCRE LOAN SELLER III, LLC, a Delaware limited liability company  
(Assignee)

PIN(s): 16.03.300.002.2021; 16.03.300.002.6021  
County of Salt Lake  
State of Utah

DOCUMENT PREPARED BY AND WHEN RECORDED, RETURN TO:  
ANDERSON, McCOY & ORTA, P.C.  
100 North Broadway, Suite 2600  
Oklahoma City, Oklahoma 73102  
Telephone: 888-236-0007

**ASSIGNMENT OF LEASEHOLD DEED OF TRUST, SECURITY AGREEMENT,  
ASSIGNMENT OF LEASES AND FIXTURE FILING**

CANTOR COMMERCIAL REAL ESTATE LENDING, L.P., a Delaware limited partnership, having an address at 110 East 59th Street, 6th Floor, New York, NY 10022, (“Assignor”), as the holder of the instrument hereinafter described and for valuable consideration hereby endorses, assigns, sells, transfers and delivers to CCRE LOAN SELLER III, LLC, a Delaware limited liability company, having an address at 110 East 59th Street, 6th Floor, New York, NY 10022, (“Assignee”), its successors, participants and assigns, without recourse or warranty, all right, title and interest of Assignor in and to that certain:

LEASEHOLD DEED OF TRUST, SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND FIXTURE FILING made by GFIG UTAH ONE, LLC, a Delaware limited liability company to Assignor dated as of February 22, 2016 and recorded on February 24, 2016, as Instrument Number 12228223, in Book 10405, Page 5546 in the Recorder's Office of Salt Lake County, Utah (as the same has heretofore been amended, modified, restated, supplemented, renewed or extended), securing payment of note(s) of even date therewith, in the original principal amount of \$21,400,000.00, and creating a first lien on the property described in Exhibit A attached hereto and by this reference made a part hereof.

Together with any and all notes and obligations therein described, the debt and claims secured thereby and all sums of money due and to become due thereon, with interest provided for therein, and hereby irrevocably appoints Assignee hereunder its attorney to collect and receive such debt, and to foreclose, enforce and satisfy the foregoing the same as it might or could have done were these presents not executed, but at the cost and expense of Assignee.

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 Assignment 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]

16<sup>th</sup> IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this day of May, 2016.

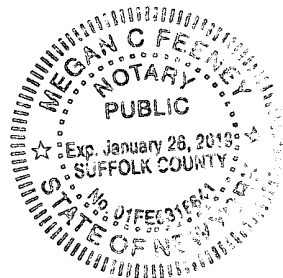
**CANTOR COMMERCIAL REAL ESTATE  
LENDING, L.P., a Delaware limited  
partnership**

By: \_\_\_\_\_  
Name: Anthony Orso  
Title: CEO

STATE OF NEW YORK           §  
                                          §  
COUNTY OF NEW YORK       §

On the 16 day of May, 2016, before me, the undersigned, a Notary Public in and for said state, personally appeared Anthony Orso, as CEO of Cantor Commercial Real Estate Lending, L.P., a Delaware limited partnership, 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:

Reference No.: 6258.098  
Matter Name: Marriott University Park  
Pool: CFCRE 2016-C4

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

Reference No.: 6258.098  
Matter Name: Marriott University Park  
Pool: CFCRE 2016-C4

The leasehold estate created by the Lease executed by University of Utah, as lessor, to University Inn Associates, a limited partnership, as lessee, dated June 7, 1985; an assignment of twenty and one-quarter percent (20.25%) interest of the lessee under the Lease evidenced by that certain Assignment of Land Lease Agreement, dated September 26, 1990, by University Inn Associates to U.P., Inc., recorded on September 28, 1990 in Book 6256 at Page 1259 as Entry No. 4971485; an assignment of forty-three and one-half percent (43.50%) interest of the lessee under the Lease evidenced by that certain Assignment of Land Lease Agreement, dated September 26, 1990, by University Inn Associates to Latsco Development, Ltd., recorded on September 28, 1990 in Book 6256 at Page 1317 as Entry No. 4971486; an assignment of twenty-one and one quarter percent (21.25%) interest of the lessee under the Lease evidenced by that certain Assignment of Land Lease Agreement, dated September 26, 1990, by University Inn Associates to Century Center, Ltd., recorded on September 28, 1990 in Book 6256 at Page 1375 as Entry No. 4971487; an assignment of twenty and one-quarter percent (20.25%) interest of the lessee under the Lease evidenced by that certain Assignment of Land Lease Agreement, dated July 7, 1995, by U.P., Inc. to Boyer Hotels, Inc., recorded on July 25, 1995 in Book 7171 at Page 2719 as Entry No. 6125997; an assignment of forty-three and one-half percent (43.50%) interest of the lessee under the Lease evidenced by that certain Assignment, dated October 14, 1997, by Latsco Development, Ltd. to University Inn Associates, recorded on January 13, 1998 in Book 7852 at Page 2564 as Entry No. 6836305; an assignment of twenty-one and one quarter percent (21.25%) interest of the lessee under the Lease evidenced by that certain Assignment, dated October 14, 1997 by Century Center, Ltd. to University Inn Associates, recorded on January 13, 1998 in Book 7852 at Page 2566 as Entry No. 6836306; an assignment of twenty and one-quarter percent (20.25%) interest of the lessee under the Lease evidenced by that certain Assignment dated October 29, 1999, by Sunstone Hotels, L.L.C. (successor-in-interest by merger to Boyer Hotels, Inc.) to the University Inn Associates, recorded February 15, 2000 in Book 8342 at Page 3161 as Entry No. 7575479 and also further evidenced by that certain Assignment, dated November 15, 1999, recorded October 13, 2000 in Book 8394 at Page 1303 as Entry No. 7737875; as assigned by Assignment, Acceptance and Assumption of Seller's Right, Title and Interest to Lease and Deed to Improvements, dated November 22, 1999, by and between the Inn and Sunstone SH Hotels, L.L.C., recorded January 14, 2000 in Book 8336 at Page 3225 as Entry No. 7554695; as assigned by Assignment, Acceptance and Assumption of Seller's Right, Title and Interest to Lease and Deed to Improvements dated May 22, 2002, by and between Sunstone SH Hotels, L.L.C. and Sunstone OP Properties L.L.C., recorded June 3, 2002 in Book 8604 at Page 8955 as Entry No. 8251280; as assigned by that certain Assignment of Ground Lease and Ground Lessor Estoppel, dated November 1, 2010, from Sunstone OP Properties L.L.C. to Salt Lake Hotel Owner 2010 LLC, recorded November 2, 2010 in Book 9875 at Page 3115 as Entry No. 11066887; as further assigned by Assignment of Ground Lease and Ground Lessor Consent, dated May 23, 2011, from Salt Lake Hotel Owner 2010 LLC to SLMH Investors, LLC, a Utah limited liability company, recorded May 23, 2011 as Entry No. 11186649 in Book 9926 at Page 783; as further assigned by Assignment of Ground Lease and Ground Lessor Consent and Deed to Improvements, dated May 23, 2011 from SLMH Investors, LLC, a Utah limited liability company to B&T Utah Hotels I, LLC, an Idaho limited liability company, recorded May 23, 2011 as Entry No. 11186717 in Book 9926 at Page 1012 demising and leasing for a term of 40 years, beginning June 7, 1985, and ending June 7, 2025; as further assigned by ~~B&T UTAH HOTELS I, LLC~~ to GFIG Utah One, LLC, a Delaware limited liability company, recorded ~~FEB. 24~~, 2016 as Entry No. ~~12229133~~ in Book ~~1044~~ at Page ~~5215~~ the following described premises, to-wit:

Beginning at a point which lies South 49°00'00" East 93.11 feet from Point No. 7 B.L.M. Survey of Parcel No. 1 of Tract D in Section 3, Township 1 South, Range 1 East, Salt Lake Base and Meridian (said Point No. 7 being 1,464 feet North and 4,643 feet West, more or less, from the Southeast corner of said Section 3) and running thence South 49°00'00" East 463 feet; thence North 41°00'00" East 275.95 feet; thence along a 1,143 foot radius curve to the left a distance of 199.49 feet; thence North 31°00'00" East 220.90 feet; thence North 59°00'00" West 435.6 feet; thence South 37°21'42" West 342.02 feet; thence South 41°00'00" West 275.0 feet to the point of beginning.

Reference No.: 6258.098  
Matter Name: Marriott University Park  
Pool: CFCRE 2016-C4