

12652756
11/6/2017 1:50:00 PM \$44.00
Book - 10616 Pg - 8335-8340
ADAM GARDINER
Recorder, Salt Lake County, UT
ANDERSON MCCOY & ORTA
BY: eCASH, DEPUTY - EF 6 P.

ASSIGNMENT OF DEED OF TRUST AND SECURITY AGREEMENT

UBS AG, BY AND THROUGH ITS BRANCH OFFICE AT 1285 AVENUE OF THE
AMERICAS, NEW YORK, NEW YORK
(Assignor)

to

WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT
OF THE REGISTERED HOLDERS OF UBS COMMERCIAL MORTGAGE TRUST 2017-C4,
COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2017-C4, and in
its capacity as "Lead Securitization Note Holder"
(Assignee)

Effective as of October 18, 2017

County of Salt Lake
State of Utah

DOCUMENT PREPARED BY AND WHEN RECORDED, RETURN TO:
McCoy & Orta, P.C.
100 North Broadway, 26th Floor
Oklahoma City, Oklahoma 73102
Telephone: 888-236-0007

ASSIGNMENT OF DEED OF TRUST AND SECURITY AGREEMENT

As of the 18th day of October, 2017, UBS AG, BY AND THROUGH ITS BRANCH OFFICE AT 1285 AVENUE OF THE AMERICAS, NEW YORK, NEW YORK, having an address at 1285 Avenue of the Americas, 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 WILMINGTON TRUST, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT OF THE REGISTERED HOLDERS OF UBS COMMERCIAL MORTGAGE TRUST 2017-C4, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2017-C4, and in its capacity as “Lead Securitization Note Holder”, having an address at 1100 North Market Street, Wilmington, DE 19890 (“Assignee”), its successors, participants and assigns, without recourse or warranty, all right, title and interest of Assignor in and to that certain:

DEED OF TRUST AND SECURITY AGREEMENT made by THE DISTRICT, L.C., a Utah limited liability company to Assignor dated as of August 4, 2017 and recorded on August 4, 2017, as Instrument Number 12590557, in Book 10585, Page 4435 in the Recorder's Office of the Recorder 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 \$80,000,000.00, and creating a first lien on the property described in Exhibit A attached hereto and by this reference made a part hereof.

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.

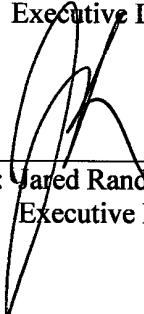
[SIGNATURE(S) ON THE FOLLOWING PAGE]

Reference No.: 1659.002
Matter Name: The District
Pool: UBS 2017-C4

30 IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this day of October, 2017.

UBS AG

By: 
Name: Racquel A.C. Small
Title: Executive Director

By: 
Name: Jared Randall
Title: Executive Director


STATE OF NEW YORK

§
§
§

COUNTY OF NEW YORK

On the 30 day of October, 2017 before me, undersigned, a Notary Public in and for said state, personally appeared Racquel A.C. Small, as Executive Director of UBS AG, and Jared Randall, as Executive Director of UBS AG, personally known to me or proved to me on the basis of satisfactory evidence to be the persons whose name are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.


Name of Notary Public

My Commission Expires:

MAEVA L DIAZ
Notary Public, State of New York
Registration #01DI63124*4
Qualified In New York County
Commission Expires September 29, 2018

EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1:

All of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 17, 19, 20, 21, and 22, THE DISTRICT - A COMMERCIAL SUBDIVISION, according to the official plat thereof, filed in Book "2007P" of Plats, at Page 312 of the Official Records of the Salt Lake County Recorder.

AND

All of Lots 23, 24, 25, 26, 27, and 28, THE DISTRICT AMENDED - A COMMERCIAL SUBDIVISION AMENDING LOTS 13, 14 AND 18 OF THE DISTRICT - A COMMERCIAL SUBDIVISION, according to the official plat thereof, filed in Book "2017P" of Plats, at Page 197 of the Official Records of the Salt Lake County Recorder.

PARCEL 2: [INTENTIONALLY DELETED]

PARCEL 3: (EASEMENT ESTATE)

The nonexclusive easements which are appurtenant to or are intended to benefit PARCEL 1 described above, pursuant to that certain "Operation And Easement Agreement", dated January 24, 2005, and recorded January 27, 2005 as Entry No. 9283656, in Book 9087, at Page 8410 in the office of the Salt Lake County Recorder, as amended, supplemented or otherwise affected by that certain Supplemental Agreement dated as of January 24, 2005 and disclosed by that certain Memorandum Of Supplemental Agreement recorded January 27, 2005 as Entry No. 9283913, in Book 9087, at Page 9153 of the Official Records, and said Agreement being further amended, supplemented or otherwise affected by that certain First Amendment To Operation And Easement Agreement recorded July 19, 2006 as Entry No. 9787552, in Book 9324, at Page 3262 of the Official Records, and by that certain Supplemental Declaration recorded July 20, 2006 as Entry No. 9787815, in Book 9324, at Page 4248 of the Official Records, and by that certain Second Amendment To Operation And Easement Agreement recorded October 4, 2016 as Entry No. 12381580, in Book 10484, at Page 3172 of the Official Records. The easements herein referred pertain to and are situated within the following described property [Easement Tract (A) and Easement Tract (B)]:

Easement Tract (A)

A part of the Southwest Quarter of Section 20, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in South Jordan, Salt Lake County, Utah:

Beginning at a point on the West line of 3600 West Street as widened to 35.50 foot half-width being 1560.39 feet North 0°00'42" East along the Quarter Section line, and 35.50 feet North 89°59'18" West from the South Quarter

Reference No.: 1659.002
Matter Name: The District
Pool: UBS 2017-C4

corner of said Section 20, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence along the West line of 3600 West Street as widened the following four courses; South 0°00'42" West 667.32 feet; South 6°01'14" West 95.53 feet; South 0°00'42" West 111.16 feet; and South 7°13'04" East 60.99 feet; thence North 89°59'18" West 1218.41 feet; thence North 84°59'59" West 80.50 feet; thence North 89°59'18" West 617.64 feet to the East line of the Bangerter Highway; thence along said East line the following two courses: North 2°00'49" West 833.76 feet; and North 0°00'09" East 1091.29 feet; thence North 42°46'49" East 52.01 feet to the Southerly line of 11400 South Street as widened; thence along the Southerly line of 11400 South Street as widened the following fifteen courses; South 89°47'29" East 188.19 feet; North 83°08'06" East 40.32 feet; South 89°47'29" East 231.24 feet; South 72°04'25" East 91.12 feet to a point of curvature; Southeasterly along the arc of a 91.50 foot radius curve to the right a distance of 79.85 feet (central angle equals 49°59'57" and long chord bears South 47°04'27" East 77.34 feet); South 86°28'52" East 100.78 feet; Northeasterly along the arc of a 37.50 foot radius curve to the right a distance of 44.20 feet (central angle equals 67°31'34" and long chord bears North 64°54'09" East 41.68 feet) to a point of reverse curvature; Southeasterly along the arc of a 984.50 foot radius curve to the left a distance of 115.22 feet (central angle equals 6°42'19" and long chord bears South 84°41'14" East 115.15 feet) to a point of tangency; South 88°02'23" East 125.76 feet; Northeasterly along the arc of a 992.50 foot radius curve to the left a distance of 67.87 feet (central angle equals 3°55'06" and long chord bears North 82°43'17" East 67.86 feet) to a point of reverse curvature; Southeasterly along the arc of a 41.50 foot radius curve to the right a distance of 45.33 feet (central angle equals 62°34'46" and long chord bears South 67°56'53" East 43.11 feet); North 79°41'31" East 87.29 feet; Northeasterly along the arc of a 41.50 foot radius curve to the right a distance of 39.24 feet (central angle equals 54°10'17" and long chord bears North 34°38'03" East 37.79 feet) to a point of compound curvature; Northeasterly along the arc of a 371.27 foot radius curve to the right a distance of 109.46 feet (central angle equals 16°53'31" and long chord bears North 70°09'57" East 109.06 feet); and South 89°47'29" East 590.31 feet; thence South 44°53'24" East 33.88 feet to the West line of 3600 West Street as widened to 35.50 foot half-width; thence South 0°00'42" West 438.50 feet along said West line; thence North 89°50'00" West 217.51 feet; thence South 0°00'42" West 49.73 feet; thence North 89°59'18" West 76.00 feet; thence North 0°00'42" East 48.40 feet; thence North 89°59'18" West 442.16 feet; thence South 0°00'42" West 450.96 feet; thence South 89°59'18" East 136.50 feet; thence South 0°00'42" West 194.00 feet; thence South 89°59'18" East 272.54 feet; thence North 0°00'42" East 78.99 feet; thence South 89°59'18" East 16.12 feet; thence North 0°00'42" East 59.75 feet; thence South 89°59'18" East 76.00 feet; thence South 0°00'42" West 59.75 feet; thence South 89°59'18" East 234.51 feet to the point of beginning.

AND

Reference No.: 1659.002
Matter Name: The District
Pool: UBS 2017-C4

Easement Tract (B)

A part of the Southwest Quarter of Section 20, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey in South Jordan, Salt Lake County, Utah: Beginning at a point on the West line of 3600 West Street as it is to be dedicated to 35.50 foot half-width being 1560.39 feet North 0°00'42" East along the Quarter Section line, and 35.50 feet North 89°59'18" West from the South Quarter corner of said Section 20; and running thence North 89°59'18" West 234.51 feet; thence North 0°00'42" East 59.75 feet; thence North 89°59'18" West 76.00 feet; thence South 0°00'42" West 59.75 feet; thence North 89°59'18" West 16.12 feet; thence South 0°00'42" West 78.99 feet; thence North 89°59'18" West 272.54 feet; thence North 0°00'42" East 194.00 feet; thence North 89°59'18" West 136.50 feet; thence North 0°00'42" East 450.97 feet; thence South 89°59'18" East 442.16 feet; thence South 0°00'42" West 48.40 feet; thence South 89°59'18" East 76.00 feet; thence North 0°00'42" East 49.73 feet; thence South 89°50'00" East 217.51 feet to the West line of said 3600 West Street as it is to be dedicated to 35.50 foot half-width; thence South 0°00'42" West 566.73 feet along said West line to the point of beginning.

[Shown for reference purposes only: Tax parcel numbers: 27-20-326-030 and 27-20-326-029 and 27-20-326-028 and 27-20-301-022 and 27-20-301-021 and 27-20-301-020 and 27-20-301-019 and 27-20-301-023 and 27-20-301-026 and 27-20-301-024 and 27-20-301-025 and 27-20-326-033 and 27-20-376-045 and 27-20-326-035 and 27-20-326-034 and 27-20-326-031 and 27-20-326-032 and 27-20-351-022 and 27-20-351-023 and 27-20-376-044]

Reference No.: 1659.002
Matter Name: The District
Pool: UBS 2017-C4