

13216246
3/13/2020 12:42:00 PM \$40.00
Book - 10909 Pg - 5892-5897
RASHELLE HOBBS
Recorder, Salt Lake County, UT
MCCOY & ORTA P.C.
BY: eCASH, DEPUTY - EF 6 P.

ASSIGNMENT OF ASSIGNMENT OF LEASES AND RENTS

CLNC CREDIT 7, LLC, a Delaware limited liability company
(Assignor)

to

CLNC REPO SELLER HOLDCO, LLC, a Delaware limited liability company
(Assignee)

Effective as of March 4, 2020

Parcel No(s): 15-01-280-033, 16-06-301-024, 15-01-280-034 and 15-01-280-040
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 ASSIGNMENT OF LEASES AND RENTS

Effective as of the 4th day of March, 2020, **CLNC CREDIT 7, LLC, a Delaware limited liability company**, having an address at 515 South Flower Street, 44th Floor, Los Angeles, CA 90071 ("Assignor"), as the holder of the instrument hereinafter described and for valuable consideration hereby assigns, sells, transfers and delivers to **CLNC REPO SELLER HOLDCO, LLC, a Delaware limited liability company**, having an address at 515 South Flower Street, 44th Floor, Los Angeles, CA 90071 ("Assignee"), its successors, participants and assigns, without recourse, all right, title and interest of Assignor, in and to that certain:

ASSIGNMENT OF LEASES AND RENTS made by CREF3 CLIFT OWNER LLC, CREF3 FELT OWNER LLC and CREF3 AP1 OWNER LLC, each a Delaware limited liability company to CLNC CREDIT 7, LLC, a Delaware limited liability company, dated as of September 26, 2019 and recorded on September 26, 2019, as Document Number 13084359, in Book 10836, Page 7860 in the Recorder's Office of Salt Lake County, Utah (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 principal amount of \$44,235,000.00, and creating a lien on the property described in Exhibit A attached hereto and by this reference made a part hereof.

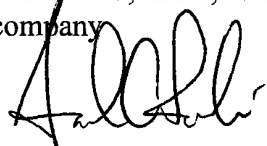
Together with any and all other liens, privileges, security interests, rights, entitlements, equities, claims and demands as to which Assignor hereunder possesses or to which Assignor is otherwise entitled as additional security for the payment of the notes and other obligations described herein.

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]

IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this 28 day of February, 2020, to be effective as of the date first written above.

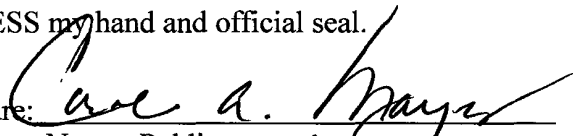
ASSIGNOR:
CLNC CREDIT 7, LLC, a Delaware limited liability company

By: 
Name: David A. Palamé
Title: Vice President

ACKNOWLEDGMENT

STATE OF NEW YORK)
)
COUNTY OF NEW YORK)

On this 28 day of February, 2020, before me, the undersigned, a Notary Public in and for said state, personally appeared David A. Palamé as Vice President of CLNC CREDIT 7, 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.
Signature: 
Notary Public
My Commission Expires: September 2, 2021

CAROL A. MAYERS
Notary Public, State of New York
No. 01MA5084316
Qualified in Bronx County 21
Commission Expires on Sept. 2, 2021

Reference No.: 3227.045
Matter Name: SLC Office Portfolio
Pool: CLNC 2019-FL1

EXHIBIT A
LEGAL DESCRIPTION

CLIFT PROPERTY

PARCEL 5: (15-01-280-033)

COMMENCING AT THE NORTHEAST CORNER (ABOVE THE SURFACE OF THE GROUND) OF WHAT IS COMMONLY KNOWN AS THE VIRTUE CLIFT BUILDING, AS NOW CONSTRUCTED AND EXISTING, WHICH BUILDING IS AT THE NORTHWEST CORNER OF THE STREET INTERSECTION OF EAST TEMPLE, OR MAINS STREET AND BROADWAY, OR THIRD SOUTH STREET IN SALT LAKE CITY, UTAH AND SITUATE ON A PART OF LOT 1, BLOCK 58, PLAT 'A', SALT LAKE CITY SURVEY, SAID POINT OF COMMENCEMENT BEING NORTH 0°01'01" EAST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 80.30 FEET, FROM THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 58, PLAT 'A', SALT LAKE CITY SURVEY; AND RUNNING THENCE SOUTH 89°58'23" WEST, PARALLEL TO THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 170.00 FEET; THENCE SOUTH 0°01'01" WEST, PARALLEL TO THE EAST LINE OF SAID LOT 1, A DISTANCE OF 80.30 FEET; THENCE NORTH 89°58'23" EAST, ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 170.00 FEET, TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 0°01'01" WEST, ALONG AFORESAID EAST LINE OF LOT 1, A DISTANCE OF 80.30 FEET, TO THE POINT OF BEGINNING.

AS PREPARED IN SURVEY DATED JANUARY 21, 2019 BY MCNEIL ENGINEERING, DENNIS K. WITHERS 6135190 PLS.

PARCEL 5A:

TOGETHER WITH A RIGHT-OF-WAY BEGINNING WEST ALONG THE SOUTH LINE OF BLOCK 58, PLAT "A", SALT LAKE CITY SURVEY 165.00 FEET FROM THE SOUTHEAST CORNER OF SAID BLOCK 58 AND RUNNING THENCE NORTH PARALLEL TO THE EAST LINE OF SAID BLOCK 58, 79.50 FEET; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID BLOCK 58, 30.00 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID BLOCK 58, 79.50 FEET TO THE SOUTH LINE OF SAID BLOCK 58; THENCE EAST ALONG THE SOUTH LINE OF SAID BLOCK 58, 30.00 FEET TO THE POINT OF BEGINNING.

FELT PROPERTY

PARCEL 6: (16-06-301-024)

BEGINNING AT A POINT WHICH IS SOUTH 267 FEET FROM THE NORTHWEST CORNER OF LOT 5, BLOCK 52, PLAT "A", SALT LAKE CITY SURVEY; AND RUNNING THENCE SOUTH 69 FEET; THENCE EAST 224.5 FEET; THENCE NORTH 6 FEET; THENCE WEST 4.5 FEET; THENCE NORTH 43 FEET; THENCE WEST 59.0 FEET; THENCE NORTH 20 FEET; THENCE WEST 161 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THE FOLLOWING PROPERTY:

Reference No.: 3227.045
Matter Name: SLC Office Portfolio
Pool: CLNC 2019-FL1

BEGINNING AT A POINT SOUTH 6.00 FEET AND EAST 152.00 FEET FROM THE SOUTHWEST CORNER OF LOT 5, BLOCK 52, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE NORTH 6°30'37" EAST 34.27 FEET; THENCE NORTH 35.00 FEET; THENCE EAST 5.12 FEET; THENCE SOUTH 20.00 FEET; THENCE EAST 59.00 FEET; THENCE SOUTH 43.00 FEET; THENCE EAST 4.50 FEET; THENCE SOUTH 6.00 FEET; THENCE WEST 72.50 FEET TO THE POINT OF BEGINNING.

PARCEL 6A:

TOGETHER WITH A PERPETUAL RIGHT-OF-WAY AND COMMON EASEMENT FOR THE USE AND BENEFIT OF ALL ABUTTING PARCELS OF LAND SOLELY FOR TRAVEL BY TEAM, MOTOR VEHICLE, OR OTHER VEHICLE, ON FOOT OR OTHERWISE, AS FULLY SET OUT IN THAT CERTAIN RIGHT-OF-WAY CONTRACT DATED APRIL 27, 1917, AND RECORDED IN BOOK "3-J" OF LIENS AND LEASES, PAGE 323 AS INSTRUMENT 409108 OF THE RECORDS IN THE OFFICE OF THE COUNTY RECORDS OF SAID SALT LAKE COUNTY, UPON AND ALONG THE SURFACE OF THE FOLLOWING DESCRIBED TWO STRIPS OF LAND TO-WIT:

FIRST STRIP:

BEGINNING AT A POINT 138.5 FEET EAST FROM THE NORTHWEST CORNER OF LOT 5, BLOCK 52, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 100 FEET; THENCE SOUTH 7°16' EAST 168.3 FEET; THENCE EAST 10 FEET; THENCE NORTH 7°16' WEST 168.3 FEET; THENCE NORTH 100 FEET; AND THENCE WEST 10 FEET TO THE POINT OF BEGINNING.

SECOND STRIP:

BEGINNING AT A POINT 55 FEET EAST AND 160 FEET SOUTH FROM THE NORTHWEST CORNER OF LOT 6, BLOCK 52, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE EAST 12 FEET; THENCE SOUTH 127 FEET; THENCE WEST 72.4 FEET; THENCE NORTH 20 FEET; THENCE EAST 60.4 FEET; THENCE NORTH 87 FEET; THENCE NORTH 45° WEST 14.1 FEET; THENCE WEST 40.4 FEET; THENCE SOUTH 45° WEST 15.5 FEET; THENCE NORTH 7°16' WEST 47.7 FEET; THENCE SOUTH 30° EAST 30.4 FEET; THENCE EAST 52 FEET TO THE POINT OF BEGINNING.

PARCEL 6B:

TOGETHER WITH AN EASEMENT APPURTENANT TO THE PROPERTY RESERVED IN WARRANTY DEED RECORDED AS ENTRY NO. 4976057 AT BOOK 6259 AND PAGE 2221 OF SALT LAKE COUNTY RECORDS. SAID EASEMENT IS FOR ALL EXISTING STAIRWAYS AND OTHER PORTIONS OF THE BUILDING LOCATED ON THE ADJACENT PROPERTY TO THE EXTENT THAT SUCH STAIRWAYS AND OTHER PORTIONS ENCROACH ONTO OR PROJECT OVER THE PROPERTY.

PARCEL 6C:

TOGETHER WITH THAT CERTAIN PARKING EASEMENT AGREEMENT DATED SEPTEMBER 25, 2019, AND RECORDED SEPTEMBER 25, 2019, AS ENTRY NO. 13083268 IN BOOK 10836, AT PAGE 2421 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

Reference No.: 3227.045
Matter Name: SLC Office Portfolio
Pool: CLNC 2019-FL1

AMERICAN PLAZA PROPERTY

PARCEL 1: (15-01-280-034)

BEGINNING AT A THE NORTHWEST CORNER OF LOT 5, BLOCK 58, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE EAST 135.8 FEET; THENCE SOUTH 68.93 FEET; THENCE EAST 44.45 FEET; THENCE SOUTH 68.9 FEET; THENCE WEST 180.25 FEET; THENCE NORTH 137.83 FEET TO THE POINT OF BEGINNING.

SITUATE IN SALT LAKE COUNTY, STATE OF UTAH.

PARCEL 2: (15-01-280-040)

BEGINNING AT A POINT WHICH IS 137.83 FEET SOUTH FROM THE NORTHWEST CORNER OF LOT 5, BLOCK 58, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE EAST 182.55 FEET; THENCE SOUTH 19.34 FEET; THENCE WEST 182.55 FEET; THENCE NORTH 19.34 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

TOGETHER WITH THOSE CERTAIN NON-EXCLUSIVE EASEMENTS PROVIDED FOR IN THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT DATED APRIL 15, 1980 AND RECORDED APRIL 28, 1980 AS ENTRY NO. 3428092 IN BOOK 5094 AT PAGE 303 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, AND IN THAT CERTAIN RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT WITH CONDITIONS, COVENANTS AND RESTRICTIONS DATED MARCH 16, 1981 AND RECORDED MAY 20, 1981 AS ENTRY NO. 3566733 IN BOOK 5250 AT PAGE 640 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER AND IN THAT CERTAIN AMENDMENT TO RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT DATED JUNE 2, 1981 AS RECORDED JUNE 5, 1981 AS ENTRY NO. 3571928 IN BOOK 5256 AT PAGE 704 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, AND IN THAT CERTAIN AMENDMENT TO RECIPROCAL EASEMENT AND MAINTENANCE AGREEMENT WITH CONDITIONS, COVENANTS AND RESTRICTIONS DATED FEBRUARY 12, 1998 AND RECORDED FEBRUARY 19, 1988 AS ENTRY NO. 4587998 IN BOOK 6005 AT PAGE 591 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

PARCEL 4:

THE BENEFICIAL RIGHTS PURSUANT TO THAT CERTAIN CROSS EASEMENT RECORDED DECEMBER 31, 1987 AS ENTRY NO. 4569856 IN BOOK 5993 AT PAGE 448 OF THAT OFFICIAL RECORDS.

ALL OF THE ABOVE SITUATE IN SALT LAKE COUNTY, STATE OF UTAH.

Reference No.: 3227.045
Matter Name: SLC Office Portfolio
Pool: CLNC 2019-FL1