



W2942294

E# 2942294 PG 1 OF 15
Leann H. Kilts, WEBER COUNTY RECORDER
18-Sep-18 0352 PM FEE \$41.00 DEP DAC
REC FOR: INWEST TITLE - SOUTH OGDEN
ELECTRONICALLY RECORDED

Tax Serial Number:
14-037-0031, 14-037-0017, 08-002-0007, 14-037-0035

RECORDATION REQUESTED BY:
Wasatch Peaks Federal Credit Union
4723 Harrison Boulevard
Ogden, UT 84403

WHEN RECORDED MAIL TO:
Wasatch Peaks Federal Credit Union
4723 Harrison Boulevard
Ogden, UT 84403

SEND TAX NOTICES TO:
C & R ERDMANN PROPERTIES, L.L.C.; Corey A. Erdmann; and ReBecca N. Erdmann
1339 West 3300 South
Ogden, UT 84401

FOR RECORDER'S USE ONLY

251495

ASSIGNMENT OF RENTS

THIS ASSIGNMENT OF RENTS dated September 17, 2018, is made and executed between C & R ERDMANN PROPERTIES, L.L.C., A Utah Limited Liability Company, as to Parcels 1, 2 and 4, whose address is 1339 West 3300 South, Ogden, UT 84401 and Corey A. Erdmann and ReBecca N. Erdmann, Husband and Wife as Joint Tenants, as to Parcel 3, whose address is 2731 South 4150 West, Taylor, UT 84401 (referred to below as "Grantor") and Wasatch Peaks Federal Credit Union, whose address is 4723 Harrison Boulevard, Ogden, UT 84403 (referred to below as "Lender").

ASSIGNMENT. For valuable consideration, Grantor hereby assigns, grants a continuing security interest in, and conveys to Lender all of Grantor's right, title, and interest in and to the Rents from the following described Property located in Weber County, State of Utah:

See Exhibit A, which is attached to this Assignment and made a part of this Assignment as if fully set forth herein.

The Property or its address is commonly known as Parcel 1 & 2: 2620 Wadman Drive, Ogden, UT 84401, Parcel 3: 1339 West 3300 South, Ogden, UT 84401, Parcel 4: no assigned address, Ogden, UT 84401. The Property tax identification number is 14-037-0031,

**ASSIGNMENT OF RENTS
(Continued)**

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14-037-0017, 08-002-0007, 14-037-0035.

THIS ASSIGNMENT IS GIVEN TO SECURE (1) PAYMENT OF THE INDEBTEDNESS AND (2) PERFORMANCE OF ANY AND ALL OBLIGATIONS OF BORROWER AND GRANTOR UNDER THE NOTE, THIS ASSIGNMENT, AND THE RELATED DOCUMENTS. THIS ASSIGNMENT IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

GRANTOR'S WAIVERS. Grantor waives all rights or defenses arising by reason of any "one action" or "anti-deficiency" law, or any other law which may prevent Lender from bringing any action against Grantor, including a claim for deficiency to the extent Lender is otherwise entitled to a claim for deficiency, before or after Lender's commencement or completion of any foreclosure action, either judicially or by exercise of a power of sale.

BORROWER'S WAIVERS AND RESPONSIBILITIES. Lender need not tell Borrower about any action or inaction Lender takes in connection with this Assignment. Borrower assumes the responsibility for being and keeping informed about the Property. Borrower waives any defenses that may arise because of any action or inaction of Lender, including without limitation any failure of Lender to realize upon the Property, or any delay by Lender in realizing upon the Property. Borrower agrees to remain liable under the Note with Lender no matter what action Lender takes or fails to take under this Assignment.

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Assignment or any Related Documents, Grantor shall pay to Lender all amounts secured by this Assignment as they become due, and shall strictly perform all of Grantor's obligations under this Assignment. Unless and until Lender exercises its right to collect the Rents as provided below and so long as there is no default under this Assignment, Grantor may remain in possession and control of and operate and manage the Property and collect the Rents, provided that the granting of the right to collect the Rents shall not constitute Lender's consent to the use of cash collateral in a bankruptcy proceeding.

GRANTOR'S REPRESENTATIONS AND WARRANTIES. Grantor warrants that:

Ownership. Grantor is entitled to receive the Rents free and clear of all rights, loans, liens, encumbrances, and claims except as disclosed to and accepted by Lender in writing.

Right to Assign. Grantor has the full right, power and authority to enter into this Assignment and to assign and convey the Rents to Lender.

No Prior Assignment. Grantor has not previously assigned or conveyed the Rents to any other person by any instrument now in force.

No Further Transfer. Grantor will not sell, assign, encumber, or otherwise dispose of any of Grantor's rights in the Rents except as provided in this Assignment.

LENDER'S RIGHT TO RECEIVE AND COLLECT RENTS. Lender shall have the right at any time, and even though no default shall have occurred under this Assignment, to collect and receive the Rents. For this purpose, Lender is hereby given and granted the following rights, powers and authority:

Notice to Tenants. Lender may send notices to any and all tenants of the Property advising them of this Assignment and directing all Rents to be paid directly to Lender or Lender's agent.

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(Continued)**

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Enter the Property. Lender may enter upon and take possession of the Property; demand, collect and receive from the tenants or from any other persons liable therefor, all of the Rents; institute and carry on all legal proceedings necessary for the protection of the Property, including such proceedings as may be necessary to recover possession of the Property; collect the Rents and remove any tenant or tenants or other persons from the Property.

Maintain the Property. Lender may enter upon the Property to maintain the Property and keep the same in repair; to pay the costs thereof and of all services of all employees, including their equipment, and of all continuing costs and expenses of maintaining the Property in proper repair and condition, and also to pay all taxes, assessments and water utilities, and the premiums on fire and other insurance effected by Lender on the Property.

Compliance with Laws. Lender may do any and all things to execute and comply with the laws of the State of Utah and also all other laws, rules, orders, ordinances and requirements of all other governmental agencies affecting the Property.

Lease the Property. Lender may rent or lease the whole or any part of the Property for such term or terms and on such conditions as Lender may deem appropriate.

Employ Agents. Lender may engage such agent or agents as Lender may deem appropriate, either in Lender's name or in Grantor's name, to rent and manage the Property, including the collection and application of Rents.

Other Acts. Lender may do all such other things and acts with respect to the Property as Lender may deem appropriate and may act exclusively and solely in the place and stead of Grantor and to have all of the powers of Grantor for the purposes stated above.

No Requirement to Act. Lender shall not be required to do any of the foregoing acts or things, and the fact that Lender shall have performed one or more of the foregoing acts or things shall not require Lender to do any other specific act or thing.

APPLICATION OF RENTS. All costs and expenses incurred by Lender in connection with the Property shall be for Grantor's account and Lender may pay such costs and expenses from the Rents. Lender, in its sole discretion, shall determine the application of any and all Rents received by it; however, any such Rents received by Lender which are not applied to such costs and expenses shall be applied to the Indebtedness. All expenditures made by Lender under this Assignment and not reimbursed from the Rents shall become a part of the Indebtedness secured by this Assignment, and shall be payable on demand, with interest at the Note rate from date of expenditure until paid.

FULL PERFORMANCE. If Grantor pays all of the Indebtedness when due and otherwise performs all the obligations imposed upon Grantor under this Assignment, the Note, and the Related Documents, Lender shall execute and deliver to Grantor a suitable satisfaction of this Assignment and suitable statements of termination of any financing statement on file evidencing Lender's security interest in the Rents and the Property. Any termination fee required by law shall be paid by Grantor, if permitted by applicable law.

LENDER'S EXPENDITURES. If any action or proceeding is commenced that would materially affect Lender's interest in the Property or if Grantor fails to comply with any provision of this Assignment or any Related Documents, including but not limited to Grantor's failure to

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(Continued)**

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discharge or pay when due any amounts Grantor is required to discharge or pay under this Assignment or any Related Documents, Lender on Grantor's behalf may (but shall not be obligated to) take any action that Lender deems appropriate, including but not limited to discharging or paying all taxes, liens, security interests, encumbrances and other claims, at any time levied or placed on the Rents or the Property and paying all costs for insuring, maintaining and preserving the Property. All such expenditures incurred or paid by Lender for such purposes will then bear interest at the rate charged under the Note from the date incurred or paid by Lender to the date of repayment by Grantor. All such expenses will become a part of the Indebtedness and, at Lender's option, will (A) be payable on demand; (B) be added to the balance of the Note and be apportioned among and be payable with any installment payments to become due during either (1) the term of any applicable insurance policy; or (2) the remaining term of the Note; or (C) be treated as a balloon payment which will be due and payable at the Note's maturity. The Assignment also will secure payment of these amounts. Such right shall be in addition to all other rights and remedies to which Lender may be entitled upon Default.

DEFAULT. Each of the following, at Lender's option, shall constitute an Event of Default under this Assignment:

Payment Default. Borrower fails to make any payment when due under the Indebtedness.

Other Defaults. Borrower or Grantor fails to comply with or to perform any other term, obligation, covenant or condition contained in this Assignment or in any of the Related Documents or to comply with or to perform any term, obligation, covenant or condition contained in any other agreement between Lender and Borrower or Grantor.

Default on Other Payments. Failure of Grantor within the time required by this Assignment to make any payment for taxes or insurance, or any other payment necessary to prevent filing of or to effect discharge of any lien.

Default in Favor of Third Parties. Borrower, any guarantor or Grantor defaults under any loan, extension of credit, security agreement, purchase or sales agreement, or any other agreement, in favor of any other creditor or person that may materially affect any of Borrower's, any guarantor's or Grantor's property or ability to perform their respective obligations under this Assignment or any of the Related Documents.

Environmental Default. Failure of any party to comply with or perform when due any term, obligation, covenant or condition contained in any environmental agreement executed in connection with the Property.

False Statements. Any warranty, representation or statement made or furnished to Lender by Borrower or Grantor or on Borrower's or Grantor's behalf under this Assignment or the Related Documents is false or misleading in any material respect, either now or at the time made or furnished or becomes false or misleading at any time thereafter.

Defective Collateralization. This Assignment or any of the Related Documents ceases to be in full force and effect (including failure of any collateral document to create a valid and perfected security interest or lien) at any time and for any reason.

Death or Insolvency. The dissolution of Grantor's (regardless of whether election to continue is made), any member withdraws from the limited liability company, or any other

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termination of Borrower's or Grantor's existence as a going business or the death of any member, the insolvency of Borrower or Grantor, the appointment of a receiver for any part of Borrower's or Grantor's property, any assignment for the benefit of creditors, any type of creditor workout, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Borrower or Grantor.

Creditor or Forfeiture Proceedings. Commencement of foreclosure or forfeiture proceedings, whether by judicial proceeding, self-help, repossession or any other method, by any creditor of Borrower or Grantor or by any governmental agency against the Rents or any property securing the Indebtedness. This includes a garnishment of any of Borrower's or Grantor's accounts, including deposit accounts, with Lender. However, this Event of Default shall not apply if there is a good faith dispute by Borrower or Grantor as to the validity or reasonableness of the claim which is the basis of the creditor or forfeiture proceeding and if Borrower or Grantor gives Lender written notice of the creditor or forfeiture proceeding and deposits with Lender monies or a surety bond for the creditor or forfeiture proceeding, in an amount determined by Lender, in its sole discretion, as being an adequate reserve or bond for the dispute.

Property Damage or Loss. The Property is lost, stolen, substantially damaged, sold, or borrowed against.

Events Affecting Guarantor. Any of the preceding events occurs with respect to any Guarantor of any of the Indebtedness or any Guarantor dies or becomes incompetent, or revokes or disputes the validity of, or liability under, any Guaranty of the Indebtedness.

Adverse Change. A material adverse change occurs in Grantor's financial condition, or Lender believes the prospect of payment or performance of the Indebtedness is impaired.

Insecurity. Lender in good faith believes itself insecure.

RIGHTS AND REMEDIES ON DEFAULT. Upon the occurrence of any Event of Default and at any time thereafter, Lender may exercise any one or more of the following rights and remedies, in addition to any other rights or remedies provided by law:

Accelerate Indebtedness. Lender shall have the right at its option without notice to Borrower or Grantor to declare the entire Indebtedness immediately due and payable, including any prepayment penalty that Borrower would be required to pay.

Collect Rents. Lender shall have the right, without notice to Borrower or Grantor, to take possession of the Property and collect the Rents, including amounts past due and unpaid, and apply the net proceeds, over and above Lender's costs, against the Indebtedness. In furtherance of this right, Lender shall have all the rights provided for in the Lender's Right to Receive and Collect Rents Section, above. If the Rents are collected by Lender, then Grantor irrevocably designates Lender as Grantor's attorney-in-fact to endorse instruments received in payment thereof in the name of Grantor and to negotiate the same and collect the proceeds. Payments by tenants or other users to Lender in response to Lender's demand shall satisfy the obligations for which the payments are made, whether or not any proper grounds for the demand existed. Lender may exercise its rights under this subparagraph either in person, by agent, or through a receiver.

Appoint Receiver. Lender shall have the right to have a receiver appointed to take

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possession of all or any part of the Property, with the power to protect and preserve the Property, to operate the Property preceding foreclosure or sale, and to collect the Rents from the Property and apply the proceeds, over and above the cost of the receivership, against the Indebtedness. Grantor hereby waives any requirement that the receiver be impartial and disinterested as to all of the parties and agrees that employment by Lender shall not disqualify a person from serving as a receiver.

Other Remedies. Lender shall have all other rights and remedies provided in this Assignment or the Note or by law.

Election of Remedies. Election by Lender to pursue any remedy shall not exclude pursuit of any other remedy, and an election to make expenditures or to take action to perform an obligation of Grantor under this Assignment, after Grantor's failure to perform, shall not affect Lender's right to declare a default and exercise its remedies.

Attorneys' Fees; Expenses. If Lender institutes any suit or action to enforce any of the terms of this Assignment, Lender shall be entitled to recover such sum as the court may adjudge reasonable as attorneys' fees equal to 100.000% of the principal balance due on the Indebtedness at trial and upon any appeal. Whether or not any court action is involved, and to the extent not prohibited by law, all reasonable expenses Lender incurs that in Lender's opinion are necessary at any time for the protection of its interest or the enforcement of its rights shall become a part of the Indebtedness payable on demand and shall bear interest at the Note rate from the date of the expenditure until repaid. Expenses covered by this paragraph include, without limitation, however subject to any limits under applicable law, Lender's reasonable attorneys' fees equal to 100.000% of the principal balance due on the Indebtedness and Lender's legal expenses, whether or not there is a lawsuit, including reasonable attorneys' fees equal to 100.000% of the principal balance due on the Indebtedness and expenses for bankruptcy proceedings (including efforts to modify or vacate any automatic stay or injunction), appeals, and any anticipated post-judgment collection services, the cost of searching records, obtaining title reports (including foreclosure reports), surveyors' reports, and appraisal fees, title insurance, and fees for the Trustee, to the extent permitted by applicable law. Grantor also will pay any court costs, in addition to all other sums provided by law.

MISCELLANEOUS PROVISIONS. The following miscellaneous provisions are a part of this Assignment:

Amendments. This Assignment, together with any Related Documents, constitutes the entire understanding and agreement of the parties as to the matters set forth in this Assignment. No alteration of or amendment to this Assignment shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

Caption Headings. Caption headings in this Assignment are for convenience purposes only and are not to be used to interpret or define the provisions of this Assignment.

Governing Law. This Assignment will be governed by federal law applicable to Lender and, to the extent not preempted by federal law, the laws of the State of Utah without regard to its conflicts of law provisions. This Assignment has been accepted by Lender in the State of Utah.

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Joint and Several Liability. All obligations of Borrower and Grantor under this Assignment shall be joint and several, and all references to Grantor shall mean each and every Grantor, and all references to Borrower shall mean each and every Borrower. This means that each Grantor signing below is responsible for all obligations in this Assignment. Where any one or more of the parties is a corporation, partnership, limited liability company or similar entity, it is not necessary for Lender to inquire into the powers of any of the officers, directors, partners, members, or other agents acting or purporting to act on the entity's behalf, and any obligations made or created in reliance upon the professed exercise of such powers shall be guaranteed under this Assignment.

Merger. There shall be no merger of the interest or estate created by this Assignment with any other interest or estate in the Property at any time held by or for the benefit of Lender in any capacity, without the written consent of Lender.

Interpretation. (1) In all cases where there is more than one Borrower or Grantor, then all words used in this Assignment in the singular shall be deemed to have been used in the plural where the context and construction so require. (2) If more than one person signs this Assignment as "Grantor," the obligations of each Grantor are joint and several. This means that if Lender brings a lawsuit, Lender may sue any one or more of the Grantors. If Borrower and Grantor are not the same person, Lender need not sue Borrower first, and that Borrower need not be joined in any lawsuit. (3) The names given to paragraphs or sections in this Assignment are for convenience purposes only. They are not to be used to interpret or define the provisions of this Assignment.

No Waiver by Lender. Lender shall not be deemed to have waived any rights under this Assignment unless such waiver is given in writing and signed by Lender. No delay or omission on the part of Lender in exercising any right shall operate as a waiver of such right or any other right. A waiver by Lender of a provision of this Assignment shall not prejudice or constitute a waiver of Lender's right otherwise to demand strict compliance with that provision or any other provision of this Assignment. No prior waiver by Lender, nor any course of dealing between Lender and Grantor, shall constitute a waiver of any of Lender's rights or of any of Grantor's obligations as to any future transactions. Whenever the consent of Lender is required under this Assignment, the granting of such consent by Lender in any instance shall not constitute continuing consent to subsequent instances where such consent is required and in all cases such consent may be granted or withheld in the sole discretion of Lender.

Notices. Unless otherwise provided by applicable law, any notice required to be given under this Assignment or required by law shall be given in writing, and shall be effective when actually delivered in accordance with the law or with this Assignment, when actually received by telefacsimile (unless otherwise required by law), when deposited with a nationally recognized overnight courier, or, if mailed, when deposited in the United States mail, as first class, certified or registered mail postage prepaid, directed to the addresses shown near the beginning of this Assignment. Any party may change its address for notices under this Assignment by giving formal written notice to the other parties, specifying that the purpose of the notice is to change the party's address. For notice purposes, Grantor agrees to keep Lender informed at all times of Grantor's current address. Unless otherwise provided by applicable law, if there is more than one Grantor, any notice given by Lender to any Grantor is deemed to be notice given to all Grantors.

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Powers of Attorney. The various agencies and powers of attorney conveyed on Lender under this Assignment are granted for purposes of security and may not be revoked by Grantor until such time as the same are renounced by Lender.

Severability. If a court of competent jurisdiction finds any provision of this Assignment to be illegal, invalid, or unenforceable as to any person or circumstance, that finding shall not make the offending provision illegal, invalid, or unenforceable as to any other person or circumstance. If feasible, the offending provision shall be considered modified so that it becomes legal, valid and enforceable. If the offending provision cannot be so modified, it shall be considered deleted from this Assignment. Unless otherwise required by law, the illegality, invalidity, or unenforceability of any provision of this Assignment shall not affect the legality, validity or enforceability of any other provision of this Assignment.

Successors and Assigns. Subject to any limitations stated in this Assignment on transfer of Grantor's interest, this Assignment shall be binding upon and inure to the benefit of the parties, their successors and assigns. If ownership of the Property becomes vested in a person other than Grantor, Lender, without notice to Grantor, may deal with Grantor's successors with reference to this Assignment and the Indebtedness by way of forbearance or extension without releasing Grantor from the obligations of this Assignment or liability under the Indebtedness.

Time is of the Essence. Time is of the essence in the performance of this Assignment.

Waive Jury. All parties to this Assignment hereby waive the right to any jury trial in any action, proceeding, or counterclaim brought by any party against any other party.

Waiver of Homestead Exemption. Grantor hereby releases and waives all rights and benefits of the homestead exemption laws of the State of Utah as to all Indebtedness secured by this Assignment.

Waiver of Right of Redemption. NOTWITHSTANDING ANY OF THE PROVISIONS TO THE CONTRARY CONTAINED IN THIS ASSIGNMENT, GRANTOR HEREBY WAIVES ANY AND ALL RIGHTS OF REDEMPTION FROM SALE UNDER ANY ORDER OR JUDGMENT OF FORECLOSURE ON GRANTOR'S BEHALF AND ON BEHALF OF EACH AND EVERY PERSON, EXCEPT JUDGMENT CREDITORS OF GRANTOR, ACQUIRING ANY INTEREST IN OR TITLE TO THE PROPERTY SUBSEQUENT TO THE DATE OF THIS ASSIGNMENT.

DEFINITIONS. The following capitalized words and terms shall have the following meanings when used in this Assignment. Unless specifically stated to the contrary, all references to dollar amounts shall mean amounts in lawful money of the United States of America. Words and terms used in the singular shall include the plural, and the plural shall include the singular, as the context may require. Words and terms not otherwise defined in this Assignment shall have the meanings attributed to such terms in the Uniform Commercial Code:

Assignment. The word "Assignment" means this ASSIGNMENT OF RENTS, as this ASSIGNMENT OF RENTS may be amended or modified from time to time, together with all exhibits and schedules attached to this ASSIGNMENT OF RENTS from time to time.

Borrower. The word "Borrower" means C & R ERDMANN PROPERTIES, L.L.C..

Default. The word "Default" means the Default set forth in this Assignment in the section titled "Default".

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Event of Default. The words "Event of Default" mean any of the events of default set forth in this Assignment in the default section of this Assignment.

Grantor. The word "Grantor" means C & R ERDMANN PROPERTIES, L.L.C.; Corey A. Erdmann; and ReBecca N. Erdmann.

Guarantor. The word "Guarantor" means any guarantor, surety, or accommodation party of any or all of the Indebtedness.

Guaranty. The word "Guaranty" means the guaranty from Guarantor to Lender, including without limitation a guaranty of all or part of the Note.

Indebtedness. The word "Indebtedness" means all principal, interest, and other amounts, costs and expenses payable under the Note or Related Documents, together with all renewals of, extensions of, modifications of, consolidations of and substitutions for the Note or Related Documents and any amounts expended or advanced by Lender to discharge Grantor's obligations or expenses incurred by Lender to enforce Grantor's obligations under this Assignment, together with interest on such amounts as provided in this Assignment.

Lender. The word "Lender" means Wasatch Peaks Federal Credit Union, its successors and assigns.

Note. The word "Note" means the promissory note dated September 17, 2018, in the original principal amount of \$865,718.00 from Borrower to Lender, together with all renewals of, extensions of, modifications of, refinancings of, consolidations of, and substitutions for the promissory note or agreement.

Property. The word "Property" means all of Grantor's right, title and interest in and to all the Property as described in the "Assignment" section of this Assignment.

Related Documents. The words "Related Documents" mean all promissory notes, credit agreements, loan agreements, security agreements, mortgages, deeds of trust, security deeds, collateral mortgages, and all other instruments, agreements and documents, whether now or hereafter existing, executed in connection with the Indebtedness; except that the words do not mean any guaranty or environmental agreement, whether now or hereafter existing, executed in connection with the Indebtedness.

Rents. The word "Rents" means all of Grantor's present and future rights, title and interest in, to and under any and all present and future leases, including, without limitation, all rents, revenue, income, issues, royalties, bonuses, accounts receivable, cash or security deposits, advance rentals, profits and proceeds from the Property, and other payments and benefits derived or to be derived from such leases of every kind and nature, whether due now or later, including without limitation Grantor's right to enforce such leases and to receive and collect payment and proceeds thereunder.

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THE UNDERSIGNED ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS ASSIGNMENT, AND NOT PERSONALLY BUT AS AN AUTHORIZED SIGNER, HAS CAUSED THIS ASSIGNMENT TO BE SIGNED AND EXECUTED ON BEHALF OF GRANTOR ON SEPTEMBER 17, 2018.

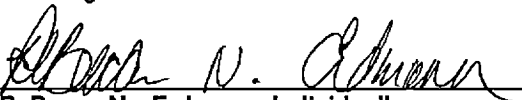
GRANTOR:

C & R ERDMANN PROPERTIES, L.L.C.

By: 
Corey A. Erdmann, Member of C & R ERDMANN
PROPERTIES, L.L.C.

By: 
ReBecca N. Erdmann, Member of C & R ERDMANN
PROPERTIES, L.L.C.

x 
Corey A. Erdmann, Individually

x 
ReBecca N. Erdmann, Individually

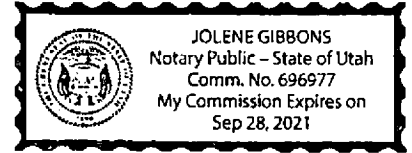
**ASSIGNMENT OF RENTS
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LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Utah)
)
) SS
COUNTY OF Weber)



On this 17 day of Sept, 20 18, before me, the undersigned Notary Public, personally appeared **Corey A. Erdmann, Member of C & R ERDMANN PROPERTIES, L.L.C.** and **ReBecca N. Erdmann, Member of C & R ERDMANN PROPERTIES, L.L.C.**, and known to me to be members or designated agents of the limited liability company that executed the ASSIGNMENT OF RENTS and acknowledged the Assignment to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this Assignment and in fact executed the Assignment on behalf of the limited liability company.

By Jolene Gibbons Residing at _____
Notary Public in and for the State of Utah My commission expires Sept 28, 2021

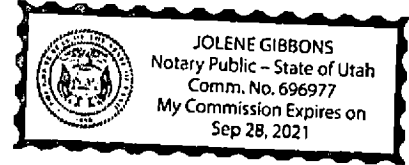
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INDIVIDUAL ACKNOWLEDGMENT

STATE OF Utah)
)
COUNTY OF Weber) SS
)



On this day before me, the undersigned Notary Public, personally appeared **Corey A. Erdmann and ReBecca N. Erdmann**, to me known to be the individuals described in and who executed the ASSIGNMENT OF RENTS, and acknowledged that they signed the Assignment as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 17th day of Sept, 2018.

By Jolene Gibbons

Residing at _____

Notary Public in and for the State of Utah

My commission expires Sept 28, 2021

EXHIBIT "A"

PARCEL 1: (14-037-0031)

ADDRESS: 2620 WADMAN DRIVE, OGDEN, UT 84401

PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT SOUTH 89°02' EAST 936.29 FEET, NORTH 0°58' EAST 648.15 FEET, NORTHERLY ALONG THE ARC OF A 346.28 FOOT RADIUS CURVE TO THE LEFT 212.08 FEET AND NORTH 34° 07'30" WEST 474.51 FEET FROM THE INTERSECTION OF PENNSYLVANIA AVENUE AND KERSHAW STREET, RUNNING THENCE NORTH 34°07'30" WEST 53.49 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF A 219.20 FOOT CURVE TO THE LEFT 99.95 FEET; THENCE NORTHERLY ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT 52.71 FEET, THENCE NORTH 0°09'15" EAST 73.18 FEET TO AN EXISTING FENCE, THENCE SOUTH 89°50'45" EAST 209.96 FEET ALONG SAID FENCE TO THE WEST LINE OF INTERSTATE 15, THENCE SOUTH 32°56'15" EAST 330.10 FEET ALONG SAID WEST LINE, THENCE NORTH 79°20'30" WEST 266.35 FEET TO THE POINT OF BEGINNING.

SITUATE IN WEBER COUNTY, STATE OF UTAH.

PARCEL 2: (14-037-0017)

ADDRESS: 2620 WADMAN DRIVE, OGDEN, UT 84401

PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT SOUTH 89°31'50" EAST 477.10 FEET AND SOUTH 0°02' WEST 850.01 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION AND RUNNING THENCE SOUTHERLY ALONG THE ARC OF A 50 FOOT RADIUS CURVE TO THE LEFT 52.71 FEET, THENCE ALONG THE ARC OF A 219.20 FOOT RADIUS CURVE TO THE RIGHT 99.95 FEET, THENCE SOUTH 34° 07'30" EAST 109.00 FEET, THENCE NORTH 89°31'51" WEST 72 FEET, THENCE NORTH 34°07'30" WEST 67.12 FEET, THENCE ALONG THE ARC OF A 159.20 FOOT RADIUS CURVE TO THE LEFT 73.18 FEET, THENCE NORTH 0°02' EAST 102.82 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM ANY PORTION OF DESCRIBED PROPERTY FALLING WITHIN WADMAN DRIVE (BK 60 PG 84).

SUBJECT TO A 60 FOOT RIGHT OF WAY 30 FEET EITHER SIDE OF THE FOLLOWING CENTERLINES: BEGINNING AT A POINT SOUTH 89°02' EAST 906.29 FEET AND NORTH 0°58' EAST 35.00 FEET FROM THE INTERSECTION OF PENNSYLVANIA AVENUE AND KERSHAW STREET, RUNNING THENCE NORTH 0°58' EAST 613.15 FEET, THENCE ALONG THE ARC OF A 316.28 FOOT RADIUS CURVE TO THE LEFT 193.71 FEET, THENCE NORTH 34°07'30" WEST 528.28 FEET, THENCE ALONG THE ARC OF A 189.20 FOOT RADIUS CURVE TO THE LEFT 184.43 FEET, THENCE NORTH 89°58'30" WEST 376.44 FEET TO THE EAST LINE OF PENNSYLVANIA AVENUE.

ALSO: BEGINNING NORTH 0°02' EAST 548.95 FEET AND SOUTH 89°02' EAST 33.00 FEET, RUNNING THENCE SOUTH 89°02' EAST 852.23 FEET.

ALSO: SUBJECT TO A 50 FOOT RIGHT OF WAY 25 FEET EITHER SIDE OF THE FOLLOWING CENTERLINE: BEGINNING AT A POINT NORTH 0°02' EAST 1333.64 FEET NORTHEASTERLY ALONG THE ARC OF A 1148.00 FOOT RADIUS CURVE TO THE RIGHT 2.21 FEET AND SOUTH 89°58'30" EAST 467.53 FEET FROM THE INTERSECTION OF PENNSYLVANIA AVENUE AND KERSHAW STREET, RUNNING THENCE NORTH 0°09'15" EAST TO STATE ROAD COMMISSION PROPERTY.

SITUATE IN WEBER COUNTY, STATE OF UTAH.

PARCEL 3: (08-002-0007)

ADDRESS: 1339 W 3300 S, OGDEN, UT 84401

PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 2 WEST, SALT LAKE MERIDIAN, U.S. SURVEY: BEGINNING AT A POINT 1764.7 FEET WEST OF THE NORTHEAST CORNER OF SAID QUARTER SECTION; RUNNING THENCE SOUTH 16 RODS, THENCE WEST 5 RODS, THENCE NORTH 16 RODS, THENCE EAST 5 RODS TO POINT OF BEGINNING.

SITUATE IN WEBER COUNTY, STATE OF UTAH.

PARCEL 4: (14-037-0035)

ADDRESS: NONE ASSIGNED

A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF

SECTION 31, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF OGDEN, COUNTY OF WEBER, STATE OF UTAH; SAID TRACT HAVING A BASIS OF BEARING OF SOUTH 00°22'13" WEST BETWEEN THE MONUMENTED LOCATION OF AN OGDEN CITY MONUMENT (OCM) WHICH IS BEING USED AS A REFERENCE MONUMENT FOR THE NORTHWEST CORNER OF SAID SECTION 31 (WEBER COUNTY SURVEYOR NAD1927 STATE PLANE COORDINATES FOR THE OGDEN CITY MONUMENT ARE X= 1860885.02 Y= 323287.67, COORDINATES FOR THE NORTHWEST CORNER ARE X= 1860890.118 Y= 323292.852) AND THE MONUMENTED LOCATION FOR THE SOUTHWEST CORNER OF SAID SECTION 31 WHICH IS A WEBER COUNTY SURVEYOR BRASS CAP (WEBER COUNTY SURVEYOR NAD1927 STATE PLANE COORDINATES OF X= 1860851.05 Y= 318051.31); SAID TRACT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY OF WADMAN DRIVE, SAID POINT BEING LOCATED THE FOLLOWING SEVEN COURSES, 1) 2232.19 FEET SOUTH 00°23'33" WEST TO A SPIKE IDENTIFYING THE INTERSECTION OF KERSHAW STREET AND PENNSYLVANIA AVENUE (1100 WEST STREET); 2) 906.29 FEET SOUTH 88°40'18" EAST (SOUTH 89°02'00" EAST RECORD PER DEDICATION PLAT RECORDED AS PLAT BOOK 60 PAGE 84) ALONG THE CENTER LINE OF KERSHAW STREET TO A PK NAIL REPRESENTING THE INTERSECTION OF KERSHAW STREET AND WADMAN DRIVE; 3) 648.15 FEET NORTH 01°19'42" EAST (NORTH 00°58'00" EAST RECORD PER SAID DEDICATION PLAT) ALONG THE DEDICATED CENTER LINE OF WADMAN DRIVE TO A POINT OF CURVATURE; 4) ALONG THE ARC OF A TANGENT CURVE TO THE LEFT 193.71 FEET, HAVING A RADIUS OF 316.28 FEET AND A CHORD DISTANCE AND BEARING OF 190.70 FEET NORTH 16°13'04" WEST ALONG THE CENTER LINE OF WADMAN DRIVE TO A POINT OF TANGENCY; 5) 528.28 FEET NORTH 33°45'48" WEST ALONG THE CENTER LINE OF WADMAN DRIVE TO A POINT OF CURVATURE; 6) ALONG THE ARC OF A TANGENT CURVE TO THE LEFT 120.91 FEET, HAVING A RADIUS OF 188.76 FEET AND A CHORD DISTANCE AND BEARING OF 118.86 FEET NORTH 52°06'52" WEST ALONG THE CENTER LINE OF WADMAN DRIVE; 7) LEAVING THE CENTER LINE OF WADMAN DRIVE ON A LINE RADIAL TO SAID CURVE 30.00 FEET NORTH 19°32'05" EAST TO SAID NORTH RIGHT-OF-WAY LINE OF WADMAN DRIVE; FROM SAID OGDEN CITY MONUMENT (OCM); RUNNING THENCE ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT 39.46 FEET, HAVING A RADIUS OF 218.76 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 75°37'56" WEST 39.40 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 00°31'40" EAST (SOUTH 00°09'15" WEST BY WARRANTY DEED RECORDED AS ENTRY #2716501 ON DECEMBER 31, 2014) 303.81 FEET ALONG THE EAST BOUNDARY OF PARCEL 1 SAID WARRANTY DEED AND THE EAST BOUNDARY OF PARCEL 2 OF SAID WARRANTY DEED TO THE RIGHT-OF-WAY OF INTERSTATE 15 FRONTAGE ROAD PARCEL BEING IDENTIFIED BY WARRANTY DEED RECORDED AS BOOK 830 PAGE 2 ON FEBRUARY 21, 1966; THENCE SOUTH 45°03'49" EAST (NORTH 45°15'26" WEST BY SAID WARRANTY DEED RECORDED AS BOOK 830 PAGE 2) 51.29 FEET ALONG SAID RIGHT-OF-WAY LINE AND LINE EXTENDED TO THE SOUTHEAST CORNER OF A PARCEL DESCRIBED IN WARRANTY DEED RECORDED AS BOOK 825 PAGE 206 ON DECEMBER 27, 1965, SAID POINT BEING 50 FEET PERPENDICULARLY DISTANT FROM THE RIGHT OF WAY OF INTERSTATE 15; THENCE NORTH 00°11'37" EAST 72.22 FEET (SOUTHERLY 18 FEET, MORE OR LESS, BY BOOK 825 PAGE 206 AND SOUTHERLY 50 FEET, MORE OR LESS, BY SAID BOOK 830 PAGE 2), TO SAID RIGHT-OF-WAY OF INTERSTATE 15; THENCE SOUTH 44°42'31" EAST 235.91 FEET (NORTH 45°15'26" WEST 235 FEET, MORE OR LESS, IN A FINAL ORDER OF CONDEMNATION RECORDED BOOK 965 PAGE 220 ON MAY 5, 1971), TO AN EXISTING RIGHT OF WAY MONUMENT (STAMPED FOR STATION 13+17.00 "A" LINE, RAMP STATIONING); THENCE SOUTH 32°31'07" EAST 102.28 FEET (NORTH 32°28'26" WEST IN SAID FINAL ORDER); THENCE NORTH 89°03'33" WEST 221.82 FEET; THENCE SOUTH 00°11'37" WEST 99.30 FEET, TO SAID NORTH RIGHT-OF-WAY LINE OF WADMAN DRIVE AND THE POINT OF BEGINNING.

AS PREPARED BY LANDMARK SURVEYING, MAY 8, 2015, ERNEST D. ROWLEY PLS 171781.

LESS ANY PORTION LYING WITHIN INTERSTATE 15.

PARCEL 4A:

TOGETHER WITH AND SUBJECT TO A RIGHT-OF-WAY FOR THE PURPOSES OF INGRESS AND EGRESS TO ADJOINING PROPERTY OF SELLERS AND OTHERS FOR THE USE OF SELLERS, THEIR HEIRS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS, AND SUCH OTHER PERSONS OR PARTIES TO WHOM SELLERS MAY HAVE CONVEYED OR MAY HEREAFTER CONVEY SUCH ADJOINING PREMISES OR ANY PART THEREOF, WHICH RIGHT-OF-WAY IS 17 FEET WIDE THROUGHOUT ITS ENTIRE LENGTH AND ADJOINS AND LIES ON THE WEST OF THE FOLLOWING DESCRIBED LINE, TO-WIT:

BEGINNING AT A POINT ON THE EAST LINE OF THE STATE HIGHWAY SOUTH 89°31'50" EAST 459.11 FEET AND SOUTH 43°24' WEST 139.38 FEET FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY, RUNNING THENCE SOUTH 46°36' EAST 156.40 FEET, THENCE SOUTH 0°02' WEST 593.39 FEET.

PARCEL 4B:

TOGETHER WITH AND SUBJECT TO A RIGHT OF WAY FOR INGRESS AND EGRESS TO THE ABOVE LANDS AND ADJOINING LANDS HERETOFORE BELONGING TO THE GRANTOR AND OR GRANTEE AND SUCH OTHER PERSONS OR PARTIES TO WHOM THEY MAY HAVE CONVEYED OR TO WHOM THEY OR EITHER OF THEM, MAY HEREAFTER CONVEY SUCH ADJOINING PREMISES OR ANY PART THEREOF, WHICH RIGHT OF WAY IS 17 FEET WIDE THROUGHOUT ITS ENTIRE LENGTH AND ADJOINS AND LIES TO THE WEST OF THE FOLLOWING DESCRIBED LAND TO -WIT: BEGINNING AT A POINT ON THE EAST LINE OF THE STATE HIGHWAY, SOUTH 89°31'50" EAST 459.11 FEET AND SOUTH 43°24' WEST 139.38 FEET FROM THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, U.S. SURVEY, AND RUNNING THENCE SOUTH 46°36' EAST 156.40 FEET, THENCE SOUTH 0°02' WEST 843.14 FEET.

PARCEL 4C:

ALSO, SUBJECT TO AND TOGETHER WITH BEGINNING NORTH 0°02' EAST 548.95 FEET AND SOUTH 89°02' EAST 33.00 FEET, RUNNING THENCE SOUTH 89°02' EAST 852.23 FEET. ALSO SUBJECT TO A 50 FOOT RIGHT OF WAY 25 FEET EITHER SIDE OF THE FOLLOWING CENTERLINE: BEGINNING AT A POINT NORTH 0°02' EAST 1333.64 FEET, NORTHEASTERLY ALONG THE ARC OF A 1148.00 FOOT RADIUS CURVE TO THE RIGHT 2.21 FEET AND SOUTH 89°58'30" EAST 467.53 FEET FROM THE INTERSECTION OF PENNSYLVANIA AVENUE AND KERSHAW STREET, RUNNING THENCE NORTH 0°09'15" EAST TO THE STATE ROAD COMMISSION PROPERTY.

SITUATE IN WEBER COUNTY, STATE OF UTAH.