

EXHIBIT B

When recorded, return to:
PINNACLE BANK
14287 N. 87th Street, Suite 120
Scottsdale, AZ 85260

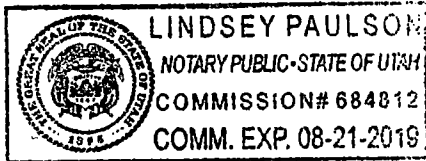
Tax 02-029,0011
26-02-400-019

ASSIGNMENT OF BENEFICIAL INTEREST
UNDER DEED OF TRUST

FOR VALUE RECEIVED, the undersigned Assignor hereby assigns and transfers to Pinnacle Bank ("Assignee"), at 14287 N. 87th Street, Suite 120, Scottsdale, AZ 85260, all right, title and beneficial interest under that certain Deed of Trust originally dated March 15, 2016, having Wasatch Place, LLC, as Trustor and Seller as Beneficiary, recorded on March 16, 2016 in the Records of Utah County Recorder at Entry No. 22102:2016 and re-recorded on August 22, 2017 at Entry No. 81965:2017 ("Deed of Trust"). Also an original Deed of Trust dated March 15, 2016, having Wasatch Place LLC, as Trustor and Seller as Beneficiary, recorded on March 23, 2016 in the Records of the Salt Lake County, Utah Recorder at Entry No. 12245545 Book 10413 Page 9845-9855 and re-recorded on August 22, 2017 at Entry No. 12601417 Book 10590 Page 8096-8098 ("Deed of Trust").

TOGETHER with any and all notes and contracts described or referred to in or secured by said Deed of Trust, all sums, including interest due, or to become due thereunder, and all rights accrued, or to accrue, thereunder.

IN WITNESS WHEREOF, said Assignor has executed this instrument on August 30, 2017.



CAPITAL COMMUNITY BANK

By: Steve Carlston
Name: Steve Carlston
Its: SUP

STATE OF UTAH)
County of Salt Lake) ss.

This instrument was acknowledged before me this 29 day of August, 2017, by Steve Carlston as S.V.P. of CAPITAL COMMUNITY BANK, on behalf of the bank.

Lindsey Paulson
Notary Public

Exhibit "A"

Parcel 1:

Commencing 220 feet North of the Southwest corner of Block 16, Plat "A", American Fork City Survey of Building Lots; thence East 162.04 feet; thence North 110 feet; thence West 162.04 feet; thence South 110 feet to the point of beginning.

Parcel 1A:

Together with the beneficial interest in and to that certain Cross Easement Agreement recorded February 06, 2004, as Entry No. 13648:2004, of Official Records.

Parcel 2:

Beginning at a point North 0°03' East along the Section line 829.91 feet and North 89°57' West 2,215.18 feet from the Southeast corner of Section 2, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence North 89°57' West 433.84 feet to the center Section line of said Section 2; thence North 0°02'30" East along said center Section line 627.03 feet; thence South 89°48' East 433.93 feet; thence South 0°03' West 625.89 feet to the point of beginning.

Parcel 2A:

Together with a right of way 60 feet wide for ingress and egress, being 30 feet distant on each side of the following described center line as described by that certain Warranty Deed recorded June 23, 1995 as Entry No. 6107336 in Book 7174 at Page 1848:

Beginning on the West line of Hawley Park Road at a point 1 foot East and North 0°03' East 799.91 feet from the Southeast corner of Section 2, Township 3 South, Range 2 West, Salt Lake Base and Meridian; and running thence North 89°57' West 2,650.02 feet to the West line of the Southeast quarter of said Section 2.