



When recorded, please return to:

ZB, N.A. dba Zions First National Bank  
Real Estate Department  
2460 South 3270 West  
West Valley City, Utah 84119  
Attn: Jonathan McBride, Specialty Loan Manager

CT 85591 - AM

E# 2834445 PG 1 OF 5  
Leann H. Kilts, WEBER COUNTY RECORDER  
29-Dec-16 0338 PM FEE \$20.00 DEP KL  
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY  
ELECTRONICALLY RECORDED

Tax Parcel I.D. Nos.: 05-136-0010  
05-136-0027 DB  
05-136-0041

COLLATERAL ASSIGNMENT OF DEED OF TRUST

Reference is hereby made to that certain Promissory Note ("Lender's Note") identified on Schedule A-1 attached hereto and by this reference incorporated herein, executed and delivered by **ROCKY MOUNTAIN COMMUNITY REINVESTMENT CORPORATION**, a Utah nonprofit corporation, ("Assignor") to **ZB, N.A. dba ZIONS FIRST NATIONAL BANK**, whose address is 2460 South 3270 West, West Valley City 84119 ("Assignee").

DB

Know all Persons by these Presents, that Assignor does hereby assign, as security for the performance by Assignor of all of its obligations under the Lender's Note, to Assignee, its successors and assigns, all of Assignor's right, title and interest in and to (including, without limitation, its right, title and interest as Lender under the Loan Agreement described below) the deed of trust identified on Schedule A-2 attached hereto and by this reference incorporated herein (as such document may have been amended, modified, spread, consolidated and/or reduced, collectively hereinafter referred to as the "Deed of Trust"), together with the corresponding notes and indebtedness described in and secured by such Deed of Trust and any money due or to become due thereunder with interest (which loans and indebtedness are more particularly described in that certain Loan Agreement identified on attached Schedule A-3, by and between Assignor and the Borrower thereunder (the "Loan Agreement").

Assignor hereby certifies that it has not heretofore assigned any of its right, title or interest in, to or under the Deed of Trust.

The Deed of Trust encumbers the real property described more particularly on Exhibit A attached hereto.

This Collateral Assignment of Deed of Trust is dated and effective as of December 29<sup>th</sup> 2016.

IN WITNESS WHEREOF, the Assignor has caused these presents to be signed as of the date and year first written above.

ROCKY MOUNTAIN COMMUNITY  
REINVESTMENT CORPORATION, a Utah  
nonprofit corporation

By:   
Steven J. Nielsen, CEO & President

STATE OF UTAH                    )  
  : ss.  
COUNTY OF SALT LAKE        )

The foregoing instrument was acknowledged before me this 9th day of December, 2016, by Steven J. Nielsen, CEO & President of ROCKY MOUNTAIN COMMUNITY REINVESTMENT CORPORATION, a Utah nonprofit corporation.



  
NOTARY PUBLIC AND SEAL

**SCHEDULE A-1**

**Lender's Note:** Promissory Note in the amount of \$3,020,000.00 dated December ~~28th~~ 2016, executed and delivered by **ROCKY MOUNTAIN COMMUNITY REINVESTMENT CORPORATION** to **ZB, N.A. dba ZIONS FIRST NATIONAL BANK**.

**SCHEDULE A-2**

1. Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing, dated as of December ~~28th~~ 2016, made by **EDINBURGH PROPERTIES, L.L.C.**, a Utah limited liability company, as Borrower/Grantor/Trustor, to Cottonwood Title Insurance Agency, Inc., whose address is 1996 East 6400 South, Suite 120 Salt Lake City, UT 84121, as Trustee, in favor of **ROCKY MOUNTAIN COMMUNITY REINVESTMENT CORPORATION**, a Utah nonprofit corporation, whose address is 64 East Winchester Street, Suite 230, Salt Lake City, Utah 84107, as Beneficiary, to secure the original aggregate principal amount of \$3,020,000.00, recorded on the 29 day of December, 2016, in the official real estate records of the Weber County Recorder, State of Utah, as Instrument No. ~~2024497~~ in Book      at Page      et seq.

**SCHEDULE A-3**

**Loan Agreement:** Loan Agreement – Amortizing Term Loan dated as of December ~~28th~~ 2016, as the same may be subsequently amended or modified, by and between **ROCKY MOUNTAIN COMMUNITY REINVESTMENT CORPORATION**, as Lender, and **EDINBURGH PROPERTIES, L.L.C.**, a Utah limited liability company, as Borrower, in connection with a term loan in the amount of \$3,020,000.00.

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EXHIBIT A

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(Legal Description of the Property)

REAL PROPERTY located in the County of Weber, State of Utah, more particularly described as follows:

PARCEL 1:

Part of the Southeast quarter of Section 5, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point which is North 20.61 chains and West 1757.72 feet and South 165 feet and West 330.52 feet and North 13° East 28.47 feet from the Southeast corner of said quarter section; and running thence North 13° East 442.11 feet; thence North 52° West 38.46 feet, more or less, to boundary line fence as described in that certain Agreement recorded in the office of the Weber County Recorder on March 29, 1974 as Entry No. 612108; thence South 12°58'19" West 386.90 feet along said fence; thence North 52° West 4.8 feet to property of Frontiers West, Inc.; thence South 12°15' West 55.51 feet; thence South 52° East 42.23 feet, more or less, to the place of beginning.

PARCEL 2:

Part of the Southeast quarter of Section 5, Township 5 North, Range 1 West, Salt Lake Meridian, U.S. Survey: Beginning at a point 22 chains West and South 38° West 1108.8 feet and South 52° East 165 feet and South 12°15' West 388.57 feet from the Northeast corner of said Southeast quarter; and running thence South 12°15' West 55.51 feet; thence North 52° West 179.08 feet; thence North 15°21' East 54.31 feet to a point North 52° West of point of beginning; thence South 52° East 175.86 feet to the point of beginning.

PARCEL 3:

Part of the Southeast quarter of Section 5, Township 5 North, Range 1 West, Salt Lake Meridian, U.S. Survey: Beginning at a point North 20.61 chains and West 1627.53 feet from the Southeast corner of said quarter section and running thence West 130.19 feet; thence South 165 feet; thence West 330.52 feet; thence North 13° East 470.58 feet; thence East 138.6 feet; thence North 53° East to the South line of Lot 17, Block 26, Lakeview Addition Subdivision; thence East to the West line of Grant Avenue; thence South 00°58' West 326.70 feet to the point of beginning.

EXCEPTING that portion thereof, if any, which lies South of a line which is 13 feet North of and parallel to the South line of 38th Street extended West from Washington Blvd.

SUBJECT TO right of way: Beginning at a point North 20.61 chains and West 1627.53 feet from the Southeast corner of said quarter section and running thence North 00°58' East 66 feet; thence West 50.19 feet; thence South 00°58' West 66 feet; thence East to the point of beginning.

PARCELS 1, 2 AND 3 AS SURVEYED:

DB  
 A part of the Southeast quarter of Section 5, Township 5 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point on the West line of Grant Avenue, said point being 1361.65 feet North 00°54'58" East 1630.14 feet North 89°37'02" West from the Southeast corner of said Section 5; and running thence North 89°37'02" West 139.95 feet; thence South 00°22'58" West 165.02 feet; thence North 89°37'02" West 330.52 feet; thence North 13°22'58" East 28.62 feet; thence North 51°37'02" West 225.52 feet to the Southerly right of way line of Chimes View Circle; thence along said Southerly right of way line, the following two (2) courses: North 16°01'26" East 46.26 feet to a point of curvature along the arc of a 176.09 foot radius curve to the left, through a central angle of 02°33'48", a distance of 7.88 feet; thence South 51°37'02" East 184.71 feet to the West edge of a 10 inch concrete wall with a fence on top as described in an Agreement recorded in the office of the Weber County Recorder on March 29, 1974 as Entry No. 612108; thence North 13°21'17" East along said wall, 386.90 feet; thence South 51°37'02" East 38.46 feet; thence South 89°37'02" East 138.40 feet; thence North 53°27'58" East 54.92 feet to the South line of Lot 17, Block 26, Lakeview Addition to South Ogden City, Weber County, Utah; thence South 88°43'53" East 187.32 feet to the West right of way line of Grant Avenue; thence South 01°16'07" West 323.65 feet along said line to the point of beginning.

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