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11/3/2015 4:37:00 PM \$16.00
Book - 10376 Pg - 6272-6274
Gary W. Ott
Recorder, Salt Lake County, UT
ALTA TITLE
BY: eCASH, DEPUTY - EF 3 P.

When Recorded Mail to:
Pacific Castle Canyon Center, LLC
2601 Main Street, Suite 900
Irvine, California 92614
Attention: Rod Astarabadi

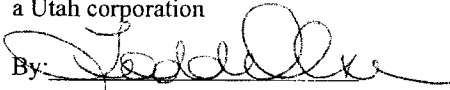
ASSIGNMENT OF SUBLEASE

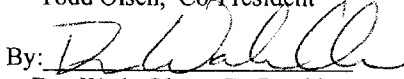
KNOW ALL MEN BY THESE PRESENTS:

For valuable consideration, receipt of which is hereby acknowledged, the undersigned DEE'S, INC., a Utah corporation also known as Dee's Inc. ("Assignor"), hereby sells, assigns, transfers and sets over to PACIFIC CASTLE CANYON CENTER, LLC, a Delaware limited liability company ("Assignee"), all of Assignor's right, title, estate and interest in and to that certain Sublease Agreement dated July 22, 2003 by and between Dee's Inc., a Utah corporation, as Landlord, and Wendy's Old Fashioned Hamburgers of New York, Inc., an Ohio corporation, as Tenant, disclosed by Memorandum of Sublease recorded August 25, 2003 as Entry Number 8788745, Book 8869, Page 4715. Assignor warrants said Sublease to be in full force and effect. Said Sublease covers that certain real property which is more particularly described as follows: **See Exhibit "A" attached hereto and incorporated herein by this reference**

ASSIGNOR:

DEE'S, INC.,
a Utah corporation

By: 
Todd Olsen, Co-President

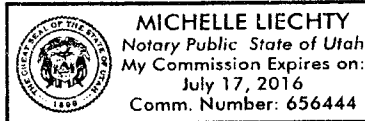
By: 
Dee Wade Olsen, Co-President

STATE OF Utah)
)ss.
COUNTY OF Salt Lake)

On the 2nd day of November 2015, personally appeared before me Todd Olsen and Dee Wade Olsen, who being by me duly sworn did say that they are the Co-Presidents of Dee's, Inc., a Utah corporation, and that the foregoing instrument was signed on behalf of said corporation by authority of a resolution of its Board of Directors, and said Todd Olsen and Dee Wade Olsen acknowledged to me that said corporation executed the same.


Notary Public

My Commission Expires: 07/17/2016
Residing at: Centerville, Utah



Alta Title #15103

ASSIGNEE:

PACIFIC CASTLE CANYON CENTER, LLC,
a Delaware limited liability company

By: Pacific Castle Canyon Holdings, LLC,
a California limited liability company,
its Manager

By: Pacific Castle Management, Inc.
a California corporation,
its Manager

By: Rod Astarabadi
Name: Rod Astarabadi
Its: President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

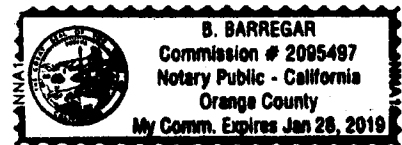
On October 29, 2015, before me, B. Barregar, Notary Public,
Notary Public, personally appeared Rod Astarabadi, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature B. Barregar

(Seal)



Exception 28 - Assignment of Sublease
Dec's Canyon Center
Wendy's Sublease

FOR REFERENCE PURPOSES ONLY; Tax Parcel/Serial No. Part of 28-03-351-033

EXHIBIT "A"
(Legal Description for Leased Premises)

That certain real property located in Salt Lake County, State of Utah and more particularly described as follows:

PARCEL NO. 1:

Beginning at a point located North 89°56'00" East long the Section line 142.32 feet and North 0°21'28" East 81.77 feet from the Southwest Corner of Section 3, Township 3 South, Range 1 East, Salt Lake Base and Meridian and running thence North 0°21'28" East 204.09 feet; thence North 89°56'00" East 138.05 feet; thence South 0°21'28" West 204.09 feet; thence South 89°56'00" West 138.05 feet to the point of beginning.

PARCEL NO. 2:

An Access Easement, as more particularly described in Section 13.1 of the Lease over and across the following two Parcels:

Parcel A:

Beginning at a point on the Easterly right of way line of 2000 East Street, said point being located North 0°21'28" East 290.25 feet and North 89°56'00" East 122.44 feet from the Southwest Corner of Section 3, Township 3 South, Range 1 East, Salt Lake Base and Meridian and running thence North 0°21'28" East along said right of way line 30.42 feet; thence North 89°56'00" East 70.91 feet; thence South 0°21'28" West 34.80 feet to a point on the North line of Parcel 1; thence South 89°56'00" West along said North line 31.52 feet; thence North 0°21'28" East 4.38 feet; thence South 89°56'00" West 39.39 feet to the point of beginning.

Parcel B:

Beginning at a point North 89°56'00" East 280.37 feet and North 0°21'28" East 81.77 feet from the Southwest Corner of Section 3, Township 3 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 0°21'28" East 25.75 feet; thence North 89°56'00" East 118.03 feet; thence South 0°21'28" West 54.52 feet to the North right of way line; thence South 89°56'00" West along said right of way line 40.60 feet; thence North 0°21'28" East 28.77 feet; thence South 89°56'00" West 77.43 feet to the point of beginning.

Exception 28 – Assignment of Sublease
Dee's Canyon Center
Wendy's Sublease