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Pacific Western Bank

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Loan No. 440000 177A

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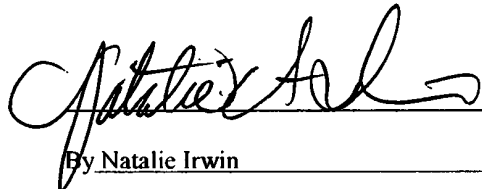
ASSIGNMENT OF DEED OF TRUST/MORTGAGE, ASSIGNMENT OF RENTS, SECURITY AGREEMENT, FIXTURE FILING(AND LOAN)

Banner Bank ("Assignor"), having an office at 3250 Ocean Park Boulevard, Suite 210, Santa Monica, California 90405, is the holder of the **Deed of Trust, Assignment of Rents, Security Agreement, and Fixture Filing** dated August 1, 2017 from Paragon Station, Inc., a Utah corporation in favor of Assignor recorded on August 14, 2017 under recording no. 12596144; Book: 10588, Pg: 1847-1871 in the records of Salt Lake County Recorder, Utah (together with any amendments, renewals, extensions, or modifications thereto, this Instrument).

Assignor hereby sells, assigns, transfers and conveys all the right, title and interest of Assignor in and to the following to Pacific Western Bank, a California state-chartered bank, and its successors and assigns ("Assignee"), with an address at 5404 Wisconsin Avenue, Second Floor, Chevy Chase, Maryland 20815, Attention: Portfolio Manager - REG, (a) this Instrument and all obligations secured thereby, (b) the loan secured by the **Deed of Trust/Mortgage, Assignment of Rents, Security Agreement, and Fixture Filing**; and (c) all promissory notes and other documents, instruments and agreements evidencing, securing, guaranteeing or otherwise governing the terms of such loan (including but not limited to all environmental indemnity agreements entered into in connection with such loan, whether or not the same are included in the **Deed of Trust/Mortgage, Assignment of Rents, Security Agreement, and Fixture Filing** and whether or not the same are secured). This assignment is made without recourse, representations or warranties of any kind, except for those set forth in the related purchase and sale agreement between Assignor and Assignee.

Executed under seal as of the 27 day of December, 2017

Banner Bank


By Natalie Irwin

Its AVP, Commercial Loan Servicing Manager

STATE OF WASHINGTON
COUNTY OF SPOKANE

On this 27th DAY OF December, 2017

before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Natalie Irwin, to me known to be the Assistant Vice President of the Corporation that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed the day and year first above written.

Toni A. Freeman

Notary Public in and for the State of Washington,

Residing at Shoreline

My appointment expires on 7/16/20

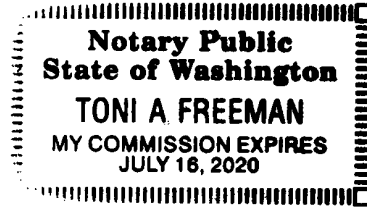


EXHIBIT "A"
DESCRIPTION OF THE LAND

THE LAND REFERRED TO HEREIN IS SITUATED IN SALT LAKE COUNTY, STATE OF UTAH, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

Beginning at the Southeast corner of Lot 1, Block 66, Plat "A", Salt Lake City Survey; thence South 89°58'33" West 165.08 feet; thence North 00°03'22" West 200.05 feet; thence North 89°58'27" East 165.08 feet; thence South 00°03'19" East 200.06 feet to the point of beginning.

PARCEL 1A:

Nonexclusive easements and right of ways appurtenant to said property as disclosed in that certain Declaration, Grant of Easements and License of Parking Rights dated March 16, 2005 and recorded April 20, 2005 as Entry No. 9353279 in Book 9120 at Page 690.

PARCEL 1B:

A non-exclusive easement for vehicle and pedestrian access as disclosed in that certain Agreement for Reciprocal Easement dated June 9, 2011 and recorded June 10, 2011 as Entry No. 11196891 in Book 9930 at Page 2431.

APN: 15-01-129-031

PROPERTY ADDRESS: 180 S. 300 WEST, SALT LAKE CITY, UT 84101