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3/21/2018 12:37:00 PM \$17.00
Book - 10657 Pg - 5484-5487
ADAM GARDINER
Recorder, Salt Lake County, UT
ANDERSON MCCOY & ORTA
BY: eCASH, DEPUTY - EF 4 P.

**ASSIGNMENT OF FEE AND LEASEHOLD DEED OF TRUST, ASSIGNMENT OF
LEASES AND RENTS AND SECURITY AGREEMENT**

JEFFERIES LOANCORE LLC, a Delaware limited liability company
(Assignor)

to

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE BENEFIT
OF THE HOLDERS OF COMM 2017-COR2 MORTGAGE TRUST COMMERCIAL
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2017-COR2
(Assignee)

Effective as of September 28, 2017

Parcel Number(s): 21-26-276-010 and 21-26-276-011
County of Salt Lake
State of Utah

DOCUMENT PREPARED BY AND WHEN RECORDED, RETURN TO:
McCoy & Orta, P.C.
100 North Broadway, 26th Floor
Oklahoma City, Oklahoma 73102
Telephone: 888-236-0007

**ASSIGNMENT OF FEE AND LEASEHOLD DEED OF TRUST, ASSIGNMENT OF
LEASES AND RENTS AND SECURITY AGREEMENT**

As of the 28th day of September, 2017, JEFFERIES LOANCORE LLC, a Delaware limited liability company, having an address at c/o LoanCore Capital, 55 Railroad Avenue, Suite 100, Greenwich, CT 06830 (“Assignor”), as the holder of the instrument hereinafter described and for valuable consideration hereby endorses, assigns, sells, transfers and delivers to WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE BENEFIT OF THE HOLDERS OF COMM 2017-COR2 MORTGAGE TRUST COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2017-COR2, having an address at 9062 Old Annapolis Road, Columbia, MD 21045 (“Assignee”), its successors, participants and assigns, without recourse or warranty, all right, title and interest of Assignor in and to that certain:

FEE AND LEASEHOLD DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS AND SECURITY AGREEMENT made by ARBOR GARDNER BINGHAM JUNCTION OFFICE 5, L.C., a Utah limited liability company to JEFFERIES LOANCORE LLC, a Delaware limited liability company dated as of June 2, 2017 and recorded on June 2, 2017, as Instrument Number 12548238, in Book 10564, Page 2875 in the Recorder's Office of the Recorder of Salt Lake County, Utah ("Recorder's Office") (as the same has heretofore been amended, modified, restated, supplemented, renewed or extended) ("Deed of Trust"), securing payment of note(s) of even date therewith, in the original principal amount of \$57,000,000.00, and creating a first lien on the property described in Exhibit A attached hereto and by this reference made a part hereof.

The Deed of Trust was assigned to JLC WAREHOUSE VII LLC, by assignment instrument(s) dated as of June 13, 2017 and recorded on June 20, 2017, in Book 10569, Page 6240, in the Recorder's Office.

The Deed of Trust was further assigned to Assignor, by assignment instrument(s) dated as of September 28, 2017 and recorded on February 20, 2018, in Book 10648, Page 5446, in the Recorder's Office.

Together with any and all other liens, privileges, security interests, rights, entitlements, equities, claims and demands as to which Assignor hereunder possesses or to which Assignor is otherwise entitled as additional security for the payment of the notes and other obligations described herein.

This instrument shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

[SIGNATURE(S) ON THE FOLLOWING PAGE]

Reference No.: 2822.002
Matter Name: CHG Building
Pool: COMM 2017-COR2

5 IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this day of October, 2017.


**JEFFERIES LOANCORE LLC, a
Delaware limited liability company**

By: 
Name: Daniel Bennett
Title: Managing Director

STATE OF CONNECTICUT §
 §
COUNTY OF FAIRFIELD §

On the 5 day of October, 2017, before me, the undersigned, a Notary Public in and for said state, personally appeared Daniel Bennett, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity as Managing Director of JEFFERIES LOANCORE LLC, a Delaware limited liability company, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


Name: Kailey Auger
Notary Public of Connecticut

**KAILEY AUGER
NOTARY PUBLIC OF CONNECTICUT
My Commission Expires 7/31/2020**

Reference No.: 2822.002
Matter Name: CHG Building
Pool: COMM 2017-COR2

EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1:

Lots 1 and 2, VIEW 72 RETAIL SUBDIVISION 3RD AMENDED, according to the official plat as recorded in the office of the Salt Lake County Recorder, State of Utah on July 27, 2015 as Entry No. 12099886 in Book 2015P at Page 165.

PARCEL 2:

The leasehold estate created by the lease disclosed of record by that certain Memorandum of Lease executed by Arbor Gardner Bingham Junction Office 3, L.C., a Utah limited liability company (Subtenant) and Redevelopment Agency of Midvale City, a public agency (Sublandlord) dated April 20, 2016 and recorded April 26, 2016 as Entry No. 12266953 in Book 10424 at Page 8001, the modification and assignment of which is disclosed of record by that certain First Amendment to Memorandum of Sublease Lease by and between Arbor Gardner Bingham Junction Office 3, L.C., a Utah limited liability company (Existing Subtenant), Arbor Gardner Bingham Junction Office 5, L.C., a Utah limited liability company (New Subtenant), and Redevelopment Agency of Midvale City, a public agency (Sublandlord), dated JUNE 2, 2017 and recorded JUNE 2, 2017 as Entry No. ~~12540224~~ in Book ~~10564~~ at Page ~~202~~ the following described premises, to-wit:

Lot 2, VIEW 72 RETAIL SUBDIVISION 3RD AMENDED, according to the official plat as recorded in the office of the Salt Lake County Recorder, State of Utah on July 27, 2015 as Entry No. 12099886 in Book 2015P at Page 165.

PARCEL 3:

Reciprocal Access Easements as disclosed in that certain Declaration and Grant of Reciprocal Access Easements recorded September 22, 2014 as Entry No. 11916667 in Book 10261 at Page 6933.

ALSO: Reciprocal Easements as disclosed in the Declaration of Covenants, Restrictions and Easements dated October 2, 2012 and recorded October 4, 2012 as Entry No. 11485504 in Book 10063 at Page 2860, as amended October 18, 2012 as Entry No. 11494534 in Book 10067 at Page 5293, amended February 7, 2013 as Entry No. 11573196 in Book 10106 at Page 665, amended April 19, 2013 as Entry No. 11621668 in Book 10129 at Page 901, amended July 11, 2014 as Entry No. 11879615 in Book 10244 at Page 8362.

ALSO: The beneficial easement rights as disclosed in the Declaration for South Bingham Junction recorded November 20, 2007 as Entry No. 10281127 in Book 9539 at Page 7037.

ALSO: The beneficial easement rights as disclosed in the Declaration and Establishment of Protective Covenants, Conditions and Restrictions and Grant of Easements, recorded April 26, 2016 as Entry No. 12266951 in Book 10424 at Page 7958 of official records, as amended by that certain First Amendment to Declaration and Establishment of Protective Covenants, Conditions and Restrictions and Grant of Easements dated MAY 10, 2017 and recorded JUNE 2, 2017 as Entry No. ~~1254005~~ in Book ~~10564~~ at Page ~~1003~~

Reference No.: 2822.002
Matter Name: CHG Building
Pool: COMM 2017-COR2