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RASHELLE HOBBS
Recorder, Salt Lake County, UT
MCCOY & ORTA P.C.
BY: eCASH, DEPUTY - EF 7 P.

**ASSIGNMENT OF DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS,
SECURITY AGREEMENT AND FIXTURE FILING**

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, a banking association chartered
under the laws of the United States of America
(Assignor)

to

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE BENEFIT
OF THE HOLDERS OF BENCHMARK 2020-B22 MORTGAGE TRUST COMMERCIAL
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2020-B22
(Assignee)

Effective as of December 31, 2020

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 DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS,
SECURITY AGREEMENT AND FIXTURE FILING**

Effective as of the 31st day of December, 2020, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, a banking association chartered under the laws of the United States of America, having an address at 383 Madison Avenue, New York, NY 10179 (“Assignor”), as the holder of the instrument hereinafter described and for valuable consideration hereby assigns, sells, transfers and delivers to WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE, FOR THE BENEFIT OF THE HOLDERS OF BENCHMARK 2020-B22 MORTGAGE TRUST COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2020-B22, 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:

DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING made by RIVERTON CENTERCAL OWNER, LLC, a Delaware limited liability company to Assignor, dated as of December 4, 2020 and recorded on December 8, 2020, as Entry Number 13487499, in Book 11075, Page 5697 in the Recorder's Office of Salt Lake County, Utah (as the same may have been amended, modified, restated, supplemented, renewed or extended), securing payment of note(s) of even date therewith, in the original principal amount of \$38,650,500.00, and creating a first lien on the property described in Exhibit A attached hereto and by this reference made a part hereof.

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.: 4252.005
Matter Name: Mountain View Village
Pool: BMARK 2020-B22

IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed
this 11 day of January, 2021.

**JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION, a banking association
chartered under the laws of the United States
of America**

By: Nancy S. Alto
Name: Nancy S. Alto
Title: Vice President

STATE OF NEW YORK §
 §
COUNTY OF NEW YORK §

On the 11 day of January, 2021, before me, the undersigned, a Notary Public in and for said state, personally appeared Nancy S. Alto, as Vice President of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, a banking association chartered under the laws of the United States of America, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:

Signature: Bethany Frank
Notary Public

BETHANY FRANK
Notary Public, State of New York
No. 02FR6341197
Qualified in Nassau County
Commission Expires May 2, 2024

Reference No.: 4252.005
Matter Name: Mountain View Village
Pool: BMARK 2020-B22

EXHIBIT A

LEGAL DESCRIPTION

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

PARCEL 1:

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE MOUNTAIN VIEW CORRIDOR FOR THE UTAH DEPARTMENT OF TRANSPORTATION PROJECT NO. MP-0182(6) AS DESCRIBED IN A QUIT CLAIM DEED RECORDED JULY 15, 2014 IN BOOK 10245 AT PAGE 5268 IN THE SALT LAKE COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING SOUTH 89°34'03" EAST, ALONG THE SECTION LINE, 534.33 FEET AND NORTH 00°25'57" EAST 136.72 FEET FROM THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) NORTH 15°19'40" WEST 67.94 FEET, (2) NORTH 02°30'46" EAST 553.12 FEET, (3) NORTH 12°02'08" EAST 266.84 FEET, (4) NORTH 05°07'17" WEST 289.81 FEET, (5) NORTH 03°33'19" WEST 6.27 FEET; THENCE SOUTH 89°25'15" EAST 1348.84 FEET; THENCE SOUTH 00°34'50" WEST 889.12 FEET TO A POINT ON A 100.00 FOOT RADIUS CURVE TO THE LEFT; THENCE SOUTHERLY 11.38 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°31'15", (CHORD BEARS SOUTH 02°40'47" EAST 11.37 FEET); THENCE SOUTH 05°56'24" EAST 59.05 FEET TO A POINT ON A 100.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE SOUTHERLY 11.38 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°31'15", (CHORD BEARS SOUTH 02°40'47" EAST 11.37 FEET); THENCE SOUTH 00°34'50" WEST 167.69 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 13400 SOUTH STREET AS DESCRIBED IN A QUIT CLAIM DEED RECORDED MARCH 19, 2012 IN BOOK 10000 AT PAGE 4080 IN THE SALT LAKE COUNTY RECORDER'S OFFICE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 89°48'13" WEST 92.78 FEET (2) SOUTH 00°11'47" EAST 39.61 FEET, (3) SOUTH 45°07'09" WEST 56.85 FEET, (4) NORTH 89°33'54" WEST 348.39 FEET TO A POINT ON A 5861.83 FOOT RADIUS CURVE TO THE RIGHT, (5) NORTHWESTERLY ALONG SAID CURVE 141.13 FEET, THROUGH A CENTRAL ANGLE OF 01°22'48", (CHORD BEARS NORTH 88°52'31" WEST 141.13 FEET), TO THE NORTH RIGHT-OF-WAY LINE OF 13400 SOUTH STREET AS DESCRIBED IN A QUIT CLAIM DEED RECORDED MAY 11, 2010 IN BOOK 9824 AT PAGE 7738 IN THE SALT LAKE COUNTY RECORDER'S OFFICE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING TEN (10) COURSES: (1) NORTH 84°42'01" WEST 92.10 FEET, (2) NORTH 05°00'00" EAST 6.45 FEET, (3) NORTH 85°00'00" WEST 58.96 FEET, (4) SOUTH 05°00'00" WEST 6.45 FEET, (5) NORTH 86°05'31" WEST 78.08 FEET, (6) NORTH 87°11'25" WEST 78.08 FEET, (7) NORTH 88°13'22" WEST 68.71 FEET, (8) NORTH 89°11'32" WEST 69.14 FEET, (9) NORTH 89°40'21" WEST 90.78 FEET, (10) NORTH 78°25'02" WEST 230.08 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM:

BEGINNING AT A POINT BEING SOUTH 89°34'03" EAST, ALONG THE SECTION LINE, 939.26 FEET AND NORTH 00°25'57" EAST 104.22 FEET FROM THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°29'56" EAST 134.46 FEET; THENCE SOUTH 89°30'04" EAST 113.00 FEET; THENCE NORTH 00°29'56" EAST 23.35 FEET; THENCE SOUTH 89°30'04" EAST 17.00 FEET; THENCE NORTHEASTERLY 3.14 FEET ALONG THE ARC OF A 2.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°03'49", (CHORD BEARS NORTH 45°29'56" EAST 2.83 FEET); THENCE NORTHWESTERLY 28.62 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 101°40'14", (CHORD BEARS NORTH 49°18'30" WEST 23.26 FEET); THENCE NORTHEASTERLY 41.80 FEET ALONG THE ARC OF A 225.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°38'39", (CHORD BEARS NORTH 85°10'37" EAST 41.74 FEET); THENCE SOUTH 89°30'04" EAST 11.21 FEET; THENCE SOUTHWESTERLY 15.71 FEET ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'00", (CHORD BEARS SOUTH 45°29'56" WEST 14.14 FEET); THENCE SOUTH 00°29'56" WEST 2.00 FEET; THENCE SOUTHEASTERLY 7.51 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 28°40'44", (CHORD BEARS SOUTH 13°50'39" EAST 7.43 FEET); THENCE SOUTH 89°30'06" EAST 117.79 FEET; THENCE

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SOUTHEASTERLY 5.85 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13°24'54", (CHORD BEARS SOUTH 06°12'35" EAST 5.84 FEET); THENCE SOUTH 00°29'56" WEST 138.35 FEET; THENCE SOUTHWESTERLY 15.60 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 17°52'48", (CHORD BEARS SOUTH 09°28'12" WEST 15.54 FEET); THENCE NORTH 89°30'04" WEST 274.80 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM:

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF MOUNTAIN VIEW CORRIDOR FOR THE UTAH DEPARTMENT OF TRANSPORTATION PROJECT NO. MP-0182(6) AS DESCRIBED IN A QUIT CLAIM DEED RECORDED JULY 15, 2014 AS ENTRY NO. 11881250 IN BOOK 10245 AT PAGE 5268 IN THE SALT LAKE COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING SOUTH 89°34'03" EAST, ALONG THE SECTION LINE, 534.33 FEET AND NORTH 00°25'57" EAST 136.72 FEET FROM THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING, THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 15°19'40" WEST 67.94 FEET, (2) NORTH 02°30'46" EAST 400.84 FEET; THENCE SOUTH 89°30'04" EAST 707.82 FEET; THENCE SOUTH 00°29'56" WEST 306.79 FEET; THENCE NORTH 89°30'04" WEST 142.71 FEET TO A POINT ON A 237.50 FOOT RADIUS CURVE TO THE LEFT, THENCE 79.14 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°05'28", (CHORD BEARS SOUTH 80°57'12" WEST 78.77 FEET); THENCE SOUTH 71°24'28" WEST 63.41 FEET TO A POINT ON A 82.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE 20.83 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°05'28", (CHORD BEARS SOUTH 80°57'12" WEST 20.73 FEET; THENCE NORTH 89°30'04" WEST 223.37 FEET; THENCE SOUTH 00°29'56" WEST 157.06 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 13400 SOUTH STREET AS DESCRIBED IN QUIT CLAIM DEED RECORDED MAY 11, 2010 IN BOOK 9824 AT PAGE 7738 IN THE SALT LAKE COUNTY RECORDER'S OFFICE; THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 78°25'02" WEST 182.76 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM:

BEGINNING AT A POINT BEING SOUTH 89°34'03" EAST, ALONG THE SECTION LINE, 939.27 FEET AND NORTH 00°25'57" EAST 110.68 FEET FROM THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°30'04" WEST 146.00 FEET; THENCE NORTH 00°29'56" EAST 85.21 FEET; THENCE SOUTH 89°05'18" EAST 146.01 FEET; THENCE SOUTH 00°29'56" WEST 84.15 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPTING THEREFROM:

BEGINNING AT A POINT BEING SOUTH 89°34'03" EAST, ALONG THE SECTION LINE, 1586.26 FEET AND NORTH 00°25'57" EAST 98.18 FEET FROM THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°30'04" WEST 153.00 FEET; THENCE NORTH 00°29'56" EAST 131.06 FEET; THENCE SOUTH 89°30'04" EAST 153.00 FEET; THENCE SOUTH 00°29'56" WEST 131.06 FEET TO THE POINT OF BEGINNING.

APN: 27-31-351-008

PARCEL 2:

BEGINNING AT A POINT BEING SOUTH 89°34'03" EAST, ALONG THE SECTION LINE, 939.26 FEET AND NORTH 00°25'57" EAST 104.22 FEET FROM THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 00°29'56" EAST 134.46 FEET; THENCE SOUTH 89°30'04" EAST 113.00 FEET; THENCE NORTH 00°29'56" EAST 23.35

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FEET; THENCE SOUTH 89°30'04" EAST 17.00 FEET; THENCE NORTHEASTERLY 3.14 FEET ALONG THE ARC OF A 2.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°03'49", (CHORD BEARS NORTH 45°29'58" EAST 2.83 FEET); THENCE NORTHWESTERLY 26.62 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 101°40'14", (CHORD BEARS NORTH 49°18'30" WEST 23.28 FEET); THENCE NORTHEASTERLY 41.80 FEET ALONG THE ARC OF A 225.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 10°38'39", (CHORD BEARS NORTH 85°10'37" EAST 41.74 FEET); THENCE SOUTH 89°30'04" EAST 11.21 FEET; THENCE SOUTHWESTERLY 15.71 FEET ALONG THE ARC OF A 10.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 90°00'00", (CHORD BEARS SOUTH 45°29'56" WEST 14.14 FEET); THENCE SOUTH 00°29'56" WEST 2.00 FEET; THENCE SOUTHEASTERLY 7.51 FEET ALONG THE ARC OF A 15.00 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 28°40'44", (CHORD BEARS SOUTH 13°50'39" EAST 7.43 FEET); THENCE SOUTH 89°30'06" EAST 117.79 FEET; THENCE SOUTHEASTERLY 5.85 FEET ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 13°24'54", (CHORD BEARS SOUTH 08°12'35" EAST 5.84 FEET); THENCE SOUTH 00°29'56" WEST 138.35 FEET; THENCE SOUTHWESTERLY 15.60 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 17°52'48", (CHORD BEARS SOUTH 09°28'12" WEST 15.54 FEET); THENCE NORTH 89°30'04" WEST 274.90 FEET TO THE POINT OF BEGINNING.

APN: 27-31-351-003

PARCEL 3:

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF MOUNTAIN VIEW CORRIDOR FOR THE UTAH DEPARTMENT OF TRANSPORTATION PROJECT NO. MP-0182(6) AS DESCRIBED IN A QUIT CLAIM DEED RECORDED JULY 15, 2014 AS ENTRY NO. 11881250 IN BOOK 10245 AT PAGE 5288 IN THE SALT LAKE COUNTY RECORDER'S OFFICE, SAID POINT ALSO BEING SOUTH 89°34'03" EAST, ALONG THE SECTION LINE, 534.33 FEET AND NORTH 00°25'57" EAST 136.72 FEET FROM THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING, THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 15°18'40" WEST 67.94 FEET, (2) NORTH 02°30'46" EAST 400.84 FEET; THENCE SOUTH 89°30'04" EAST 707.92 FEET; THENCE SOUTH 00°29'56" WEST 306.79 FEET; THENCE NORTH 89°30'04" WEST 142.71 FEET TO A POINT ON A 237.50 FOOT RADIUS CURVE TO THE LEFT, THENCE 79.14 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°05'28", (CHORD BEARS SOUTH 80°57'12" WEST 78.77 FEET); THENCE SOUTH 71°24'28" WEST 63.41 FEET TO A POINT ON A 62.50 FOOT RADIUS CURVE TO THE RIGHT; THENCE 20.83 FEET ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°05'28", (CHORD BEARS SOUTH 80°57'12" WEST 20.73 FEET); THENCE NORTH 89°30'04" WEST 223.37 FEET; THENCE SOUTH 00°29'56" WEST 157.06 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 13400 SOUTH STREET AS DESCRIBED IN QUIT CLAIM DEED RECORDED MAY 11, 2010 IN BOOK 8824 AT PAGE 7738 IN THE SALT LAKE COUNTY RECORDER'S OFFICE; THENCE, ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 76°25'02" WEST 182.76 FEET TO THE POINT OF BEGINNING.

APN: 27-31-351-005

PARCEL 4:

BEGINNING AT A POINT BEING SOUTH 89°34'03" EAST, ALONG THE SECTION LINE, 939.27 FEET AND NORTH 00°25'57" EAST 110.68 FEET FROM THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°30'04" WEST 146.00 FEET; THENCE NORTH 00°29'56" EAST 85.21 FEET; THENCE SOUTH 89°05'18" EAST 146.01 FEET; THENCE SOUTH 00°29'56" WEST 84.15 FEET TO THE POINT OF BEGINNING.

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APN: 27-31-351-007

PARCEL 5:

BEGINNING AT A POINT BEING SOUTH 89°34'03" EAST, ALONG THE SECTION LINE, 1586.26 FEET AND NORTH 00°25'57" EAST 98.16 FEET FROM THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 89°30'04" WEST 153.00 FEET; THENCE NORTH 00°29'56" EAST 131.06 FEET; THENCE SOUTH 89°30'04" EAST 153.00 FEET; THENCE SOUTH 00°29'56" WEST 131.06 FEET TO THE POINT OF BEGINNING.

APN: 27-31-377-001

Reference No.: 4252.005
Matter Name: Mountain View Village
Pool: BMARK 2020-B22