

**RECORDING REQUESTED BY,  
AND WHEN RECORDED MAIL TO:**

BLC PRIME LENDING FUND II, LLC  
15375 BARRANCA PKWY, STE. B-202  
IRVINE, CALIFORNIA 92618

**ASSIGNMENT OF DEED OF TRUST AND ASSIGNMENT OF RENTS**

KNOW THAT

**BUSINESS LOAN CAPITAL, INC.**  
a California corporation with an address at  
15375 Barranca Pkwy  
Suite B-202  
Irvine, CA 92618

“Assignor”,

in consideration of

Ten dollars (\$10.00) and other valuable consideration paid by

**BLC PRIME LENDING FUND II, LLC**  
a Delaware limited liability company with an address at  
15375 Barranca Pkwy, Suite B-202  
Irvine, California 92618

“Assignee”

hereby assigns unto the Assignee, that certain Deed of Trust and Assignment of Rents (“Assignment”) dated August 20, 2021 and executed on August 23, 2021 given by **JOVID MARK, LLC, a Utah limited liability company**, as borrower to **BUSINESS LOAN CAPITAL, INC., a California corporation** securing a loan in the amount of **\$9,100,000.00** dated August 20, 2021, encumbering the real property and improvements described on (i) that certain Deed of Trust recorded with the Wasatch County Register of Deeds on Aug. 26, 2021 as Instrument No. 506207 and (ii) that certain Assignment of Rents recorded with the Wasatch County Register of Deeds on Aug. 26, 2021 as Instrument No. 506208.

TO HAVE AND TO HOLD the same unto Assignee and to the successors, legal representatives and assigns of Assignee forever.

IN WITNESS WHEREOF, the Assignor has duly executed this assignment this 23<sup>rd</sup> day of August, 2021.

**BUSINESS LOAN CAPITAL, INC.**

By:   
Name: Fredric A. Mills, III  
Title: Executive Vice President

A notary public or other office 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.

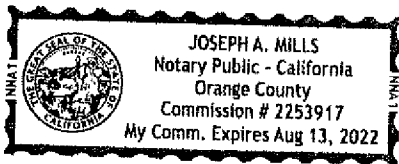
State of California

County of Orange

On **August 23, 2021** before me, **Joseph A. Mills, Notary Public**, personally appeared **Fredric A. Mills, III**, 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   
*Signature of Notary Public*

**EXHIBIT A**

**PROPERTY LEGAL DESCRIPTION**

Units 253, 455, 456 and 457, Jovid Mark Subdivision a Condo Plat, Amending Parcels 2, 3 and 4 (1st amendment) (Phase 1), according to the plat thereof as recorded in the office of the Wasatch County Recorder.

Together with the Common Area as shown on the official plat recorded April 9, 2019 as Entry No. 462319 in Book 1248 at Page 1434 of Official Records.

Units 151, 254, 255, 257, 352, 353, 452, 454 and 458, Jovid Mark Subdivision a Condo Plat, Amending Units 254, 255, 352, 353, 452, 454, 458 and Common Areas (6th amendment) (Phase 1), according to the plat thereof as recorded in the office of the Wasatch County Recorder.

Together with the Common Area as shown on the official plat recorded August 13, 2021 as Entry No. 505591 in Book 1370 at Page 260 of Official Records.

Units 250, 251 and 252, Jovid Mark Subdivision a Condo Plat, Amending Units 251, 252 and Common Areas (7th amendment) (Phase 2), according to the plat thereof as recorded in the office of the Wasatch County Recorder.

Together with the Common Area as shown on the official plat recorded August 13, 2021 as Entry No. 505592 in Book 1370 at Page 271 of Official Records.

Units 256, 258, 357, 358, 359, 360, 361, 362, 363, 364, 365 and 367, Jovid Mark Subdivision a Condo Plat, Amending Units 256, 354, 355, 356, 357 and Common Areas (8th amendment) (Phase 3), according to the plat thereof as recorded in the office of the Wasatch County Recorder.

Together with the Common Area as shown on the official plat recorded August 13, 2021 as Entry No. 505593 in Book 1370 at Page 281 of Official Records.

Parcel B, Jovid Mark Subdivision Amending Parcel A (9th Amendment), according to the plat thereof as recorded in the office of the Wasatch County Recorder.

Parcel A, Jovid Mark Subdivision, according to the plat thereof as recorded in the office of the Wasatch County Recorder.

Address: 909 W Peace Tree Trail, Heber City, UT 84032

The Real Property or its address is commonly known as 909 West Peace Tree Trail, Heber City, UT 84032. The Real Property tax identification number is 00-0021-2658, 4090, 4091, 4092, 4093, 4094, 4095, 4097, 4098, 4099, 4100, 4101, 4111, 4112, 4145, 4150, 4151, 4152, 4153, 6348, 6349, 6352, 6355, 6356.