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Gary W. Ott
Recorder, Salt Lake County, UT
ANDERSON MCCOY & ORTA
BY: eCASH, DEPUTY - EF 6 P.

ASSIGNMENT OF ASSIGNMENT OF LEASES AND RENTS

**BENEFIT STREET PARTNERS CRE FINANCE LLC, a Delaware limited liability company
(Assignor)**

to

**WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE BENEFIT
OF THE REGISTERED HOLDERS OF JPMCC COMMERCIAL MORTGAGE SECURITIES
TRUST 2016-JP3, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2016-JP3
(Assignee)**

**Parcel Number(s): 15-01-429-003; 15-01-429-004; 15-01-429-005; 15-01-429-011
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 ASSIGNMENT OF LEASES AND RENTS

BENEFIT STREET PARTNERS CRE FINANCE LLC, a Delaware limited liability company, having an address at 9 West 57th Street, Suite 4920, New York, NY 10019, ("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 REGISTERED HOLDERS OF JPMCC COMMERCIAL MORTGAGE SECURITIES TRUST 2016-JP3, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2016-JP3, 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:

ASSIGNMENT OF LEASES AND RENTS made by DHM SALT LAKE CITY HOTEL LESSEE, LP, a Delaware limited partnership to BENEFIT STREET PARTNERS CRE FINANCE LLC, a Delaware limited liability company dated as of August 25, 2016 and recorded on September 1, 2016, as Instrument Number 12356660, in Book 10471, Page 7479 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) ("Assignment of Leases"), securing payment of note(s) of even date therewith, in the original principal amount of \$35,000,000.00, and creating a first lien on the property described in Exhibit A attached hereto and by this reference made a part hereof.

The Assignment of Leases was assigned to BSPCC SUB-LENDER II LLC, by assignment instrument(s) dated as of September 16, 2016 and recorded on September 28, 2016, as Instrument Number 12376026, in Book 10481, Page 4561, in the Recorder's Office.

The Assignment of Leases was further assigned to Assignor, by assignment instrument(s) recorded in the Recorder's Office simultaneously herewith.

Together with any and all notes and obligations therein described, the debt and claims secured thereby and all sums of money due and to become due thereon, with interest provided for therein, and hereby irrevocably appoints Assignee hereunder its attorney to collect and receive such debt, and to foreclose, enforce and satisfy the foregoing the same as it might or could have done were these presents not executed, but at the cost and expense of Assignee.

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.

Reference No.: 3509.002
Matter Name: Sheraton Salt Lake City
Pool: JPMCC 2016-JP3


This Assignment 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.: 3509.002
Matter Name: Sheraton Salt Lake City
Pool: JPMCC 2016-JP3

5 IN WITNESS WHEREOF, the Assignor has caused this instrument to be executed this day of October, 2016.


**BENEFIT STREET PARTNERS CRE
FINANCE LLC, a Delaware limited liability
company**

By: 
Name: Micah Goodman
Title: Managing Director
Authorized Signatory

STATE OF NEW YORK §
 §
COUNTY OF NEW YORK §

On the 5 day of October, 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Micah Goodman, as Managing Director and Authorized Signatory of BENEFIT STREET PARTNERS CRE FINANCE LLC, a Delaware limited liability company, 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 he executed the same in his capacity, and that by his 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.



Name of Notary Public
My Commission Expires:

**Victoria A. Kuhne
Notary Public, State of New York
No. 01KU6328486
Qualified in New York County
Commission Expires August 3, 2019**

Reference No.: 3509.002
Matter Name: Sheraton Salt Lake City
Pool: JPMCC 2016-JP3

**EXHIBIT A
LEGAL DESCRIPTION**

REAL PROPERTY IN THE CITY OF SALT LAKE CITY, COUNTY OF SALT LAKE, STATE OF UTAH, DESCRIBED AS FOLLOWS:

PARCEL 1: (15-01-429-003)

COMMENCING AT THE NORTHEAST CORNER OF LOT 5, BLOCK 41, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE WEST 123 ¾ FEET, THENCE SOUTH 10 RODS, THENCE EAST 123 ¾ FEET, THENCE NORTH 10 RODS TO THE PLACE OF BEGINNING.

PARCEL 2: (15-01-429-004)

COMMENCING AT THE NORTHWEST CORNER OF LOT 6, BLOCK 41, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE EAST 5 RODS, THENCE SOUTH 10 RODS, THENCE WEST 5 RODS, THENCE NORTH 10 RODS TO THE PLACE OF BEGINNING.

PARCEL 3: (15-01-429-005)

COMMENCING 5 RODS EAST OF THE NORTHWEST CORNER OF LOT 6, BLOCK 41, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE EAST 2 ½ RODS, THENCE SOUTH 10 RODS, THENCE WEST 2 ½ RODS, THENCE NORTH 10 RODS TO THE PLACE OF BEGINNING.

PARCEL 4: (15-01-429-011)

BEGINNING AT A POINT 165 FEET WEST FROM THE SOUTHEAST CORNER OF LOT 1, BLOCK 41, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE WEST 495 FEET TO THE SOUTHWEST CORNER OF LOT 2, SAID BLOCK 41, THENCE NORTH 495 FEET TO THE NORTHWEST CORNER OF LOT 4, SAID BLOCK 41, THENCE EAST 561 FEET, THENCE NORTH 66 FEET, THENCE EAST 99 FEET, THENCE SOUTH 445.5 FEET, THENCE WEST 165 FEET, THENCE SOUTH 115.5 FEET TO THE POINT OF BEGINNING.

PARCEL 4-A:

A RIGHT OF WAY CREATED IN THAT WARRANTY DEED RECORDED APRIL 4, 1907 AS ENTRY NO. 220717 IN BOOK 7-L, PAGE 248 OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT 99 FEET WEST FROM THE NORTHEAST CORNER OF SAID LOT 6, BLOCK 41, PLAT "A", SALT LAKE CITY SURVEY, AND RUNNING THENCE SOUTH 124 FEET, THENCE WEST 25 FEET, THENCE NORTH 25 FEET, THENCE EAST 15 FEET, THENCE NORTH 99 FEET, THENCE EAST 10 FEET TO THE PLACE OF BEGINNING.

Reference No.: 3509.002
Matter Name: Sheraton Salt Lake City
Pool: JPMCC 2016-JP3

AS SURVEYED LEGAL DESCRIPTION: (FOR PARCELS 1, 2, 3, AND 4)

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY OF WEST TEMPLE STREET, POINT BEING SOUTH 99.00 FEET FROM THE NORTHEAST CORNER OF LOT 6, BLOCK 41, PLAT "A", SALT LAKE CITY SURVEY AND RUNNING THENCE SOUTH 0°01'10" EAST 445.50 FEET ALONG SAID RIGHT-OF-WAY TO A POINT NORTH 0°01'10" WEST 115.50 FEET FROM THE SOUTHEAST CORNER OF LOT 1, BLOCK 41, PLAT "A", SALT LAKE CITY SURVEY, POINT ALSO BEING THE NORTHEAST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN ENTRY NO. 9292403 IN BOOK 9091 AT PAGE 4685, RECORDED AND ON FILE AT SALT LAKE COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID PARCEL THE FOLLOWING TWO (2) COURSES, SOUTH 89°57'40" WEST 165.00 FEET, TO A FOUND REBAR & CAP STAMPED "B&G 127636"; THENCE SOUTH 0°01'10" EAST 115.50 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF 500 SOUTH STREET; THENCE SOUTH 89°57'40" WEST 495.00 FEET ALONG SAID RIGHT-OF-WAY TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF 200 WEST STREET; THENCE NORTH 0°01'10" WEST 495.00 FEET TO THE SOUTHWEST CORNER OF A PARCEL IDENTIFIED BY SALT LAKE COUNTY PARCEL NO. 15-01-429-001; THENCE NORTH 89°57'54" EAST 206.25 FEET ALONG SAID PARCEL, ALSO ALONG A PARCEL IDENTIFIED BY SALT LAKE COUNTY PARCEL NO. 15-01-429-002, TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE NORTH 0°01'10" WEST 165.00 FEET ALONG THE EASTERLY LINE OF SAID PARCEL TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF 400 SOUTH STREET; THENCE NORTH 89°57'54" EAST 247.50 FEET TO A POINT ON A PARCEL MORE PARTICULARLY DESCRIBED IN ENTRY NO. 9857562 IN BOOK 9356 AT PAGE 6884, RECORDED AND ON FILE AT SALT LAKE COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE ALONG SAID PARCEL THE FOLLOWING THREE (3) COURSES, SOUTH 0°01'10" EAST 165.10 FEET ALONG THE WESTERLY LINE OF SAID PARCEL; THENCE NORTH 89°57'54" EAST 107.25 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL; THENCE NORTH 0°01'10" WEST 66.00 FEET ALONG THE EASTERLY LINE OF SAID PARCEL TO THE SOUTHWEST CORNER OF A PARCEL MORE PARTICULARLY DESCRIBED IN ENTRY NO. 6104557 IN BOOK 7172 AT PAGE 167, RECORDED AND ON FILE AT SALT LAKE COUNTY RECORDERS OFFICE, STATE OF UTAH; THENCE NORTH 89°57'54" EAST 99.00 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL TO THE POINT OF BEGINNING.

TAX ID: 15-01-429-003, 15-01-429-004, 15-01-429-005, AND 15-01-429-011

Reference No.: 3509.002
Matter Name: Sheraton Salt Lake City
Pool: JPMCC 2016-JP3