

When Recorded Mail To:
National Title Agency
5295 South Commerce Drive, Suite 250
Murray, Utah 84107

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05/17/2010 01:43 PM \$21.00
Book - 9826 Pg - 1225-1229
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
NATIONAL TITLE AGENCY LLC
5295 S COMMERCE DR #250
MURRAY UT 84107
BY: ZJM, DEPUTY - WI 5 P.

File: 5200010-JW

[PARCEL ID#08-34-353-029-0000 &
15-03-101-025-0000]

SUBSTITUTION OF TRUSTEE

WHEREAS, J.I.C. LLC, a Washington limited liability company was the original Trustor, First American Title Insurance Company was the original Trustee, and US Bank, National Association, a national banking association was the original Beneficiary under that certain Deed of Trust dated May 14, 2009 recorded on May 14, 2009 as Entry No. 10702490 in Book 9723 at Page 448 of Official Records of Salt Lake County, Utah, and covering the following described property:

See Exhibit "A" attached hereto and by reference made a part hereof

WHEREAS, the undersigned Beneficiary is the present Beneficiary under said Deed of Trust, and

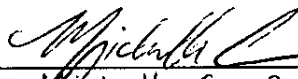
WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust in the place and stead of said original Trustee thereunder.

NOW, THEREFORE, the undersigned hereby substitutes NATIONAL TITLE AGENCY, LLC, whose home office address is 5295 South Commerce Drive, Suite 250, Murray, Utah 84107 as Trustee under said Deed of Trust.

Whenever the context hereof so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

Dated: April 30, 2010

US Bank, National Association, a national
banking association


BY: Michelle Candoo
ITS: Assistant Vice President

State of WA)
)ss.
County of KING)

On the 30 day of April, 2010, personally appeared before me Michelle Candoo, who being by me duly sworn, did say that he/she is the Assistant Vice President, of US Bank, National Association, a national banking association, and that said corporation signed the foregoing instrument by authority of a resolution of its Board of Directors, and the said Michelle Candoo, acknowledged to me that said corporation executed the same.

ELIZABETH R. O'BRIEN-YANG
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
10-19-10

Elizabeth R. O'Brien-Yang
NOTARY PUBLIC

**EXHIBIT A
to Deed of Trust**

Legal Description (Entrance Lot)

The Land is located in Salt Lake County, Utah, and is legally described as follows:

PARCEL 1:

BEGINNING ON THE SOUTH RIGHT OF WAY LINE OF NORTH TEMPLE STREET AT A POINT NORTH 89°12'01" EAST 504.03 FEET, MORE OR LESS, AND NORTH 700.45 FEET, MORE OR LESS, FROM THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID SECTION CORNER BEING AN UNMARKED COUNTY SURVEY MONUMENT LOCATED AT THE SOUTH RIGHT OF WAY LINE OF THE SALT LAKE GARFIELD AND WESTERN RAILROAD, SAID BEGINNING POINT IS ALSO SOUTH 0°04'57" WEST 34.69 FEET AND NORTH 89°12'01" EAST 504.03 FEET, MORE OR LESS, AND NORTH 700.45 FEET, MORE OR LESS, FROM AN UNMARKED COUNTY SURVEY MONUMENT WHICH IS SOUTH 89°57'27" WEST 2639.8 FEET FROM THE NORTH QUARTER CORNER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN AS SHOWN ON THE AREA REFERENCE PLAT ON FILE IN THE SALT LAKE COUNTY SURVEYOR'S OFFICE, AND SAID POINT OF BEGINNING BEING ALSO NORTH 89°58'38" EAST 501.33 FEET AND SOUTH 66.60 FEET FROM A SALT LAKE CITY SURVEY MONUMENT, SAID MONUMENT BEING SOUTH 89°58'38" WEST 2577.29 FEET FROM A SALT LAKE CITY MONUMENT AT THE INTERSECTION OF NORTH TEMPLE STREET AND REDWOOD ROAD TO THE NORTH SAID POINT OF BEGINNING HAVING ALSO BEEN DESCRIBED AS BEING EAST 504 FEET AND NORTH 704 FEET, MORE OR LESS, FROM THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 210.00 FEET; THENCE 89°58'38" WEST 0.20 FEET TO A FENCE LINE; THENCE SOUTH 0°14'09" WEST ALONG SAID FENCE LINE 121.51 FEET; THENCE SOUTH 89°58'38" WEST 161.82 FEET; THENCE NORTH 331.51 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID NORTH TEMPLE STREET; THENCE NORTH 89°58'38" EAST ALONG SAID SOUTH LINE, 162.52 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, CREATED BY THAT CERTAIN EASEMENT AND MAINTENANCE AGREEMENT RECORDED DECEMBER 19, 1997, AS ENTRY NO. 6819547 OF THE OFFICIAL

EXHIBIT A TO DEED OF TRUST
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RECORDS OF THE SALT LAKE COUNTY RECORDER, OVER THE FOLLOWING DESCRIBED TRACT OF LAND, TO WIT: BEGINNING ON THE SOUTH LINE OF NORTH TEMPLE STREET AT A POINT 323.33 FEET NORTH 89°58'38" EAST AND SOUTH 66.60 FEET FROM A SALT LAKE CITY SURVEY MONUMENT, SAID MONUMENT BEING SOUTH 89°58'38" WEST 2577.29 FEET FROM A SALT LAKE CITY MONUMENT AT THE INTERSECTION OF NORTH TEMPLE STREET AND REDWOOD ROAD TO THE NORTH, SAID POINT OF BEGINNING BEING ALSO EAST 326 FEET AND NORTH 704 FEET, MORE OR LESS, FROM THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 360 FEET, MORE OR LESS; THENCE SOUTH 19°28'15" EAST 6.06 FEET TO THE SOUTHEAST CORNER OF THE LAND CONVEYED TO ROBERT H. BREINHOLT AND JANE T. BREINHOLT IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED APRIL 16, 1993 AS ENTRY NO. 5479167 IN BOOK 6640 AT PAGE 2658 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY RECORDER; THENCE EAST 28 FEET; THENCE NORTH 19°28'15" WEST 6.06 FEET; THENCE NORTH 360 FEET, MORE OR LESS, TO THE SOUTH LINE OF NORTH TEMPLE STREET; THENCE WEST 28 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, CREATED BY THAT CERTAIN EASEMENT AND MAINTENANCE AGREEMENT RECORDED DECEMBER 19, 1997, AS ENTRY NO. 6819547 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY RECORDER, OVER THE FOLLOWING DESCRIBED TRACT OF LAND, TO-WIT: BEGINNING AT A POINT NORTH 89°58'38" EAST 351.33 FEET AND SOUTH 383.91 FEET FROM A SALT LAKE CITY SURVEY MONUMENT, SAID MONUMENT BEING SOUTH 89°58'38" WEST 2577.29 FEET FROM A SALT LAKE CITY MONUMENT AT THE INTERSECTION OF NORTH TEMPLE STREET AND REDWOOD ROAD TO THE NORTH, SAID POINT OF BEGINNING BEING ALSO EAST 354 FEET AND NORTH 704 FEET, MORE OR LESS, AND SOUTH 317.51 FEET FROM THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 89°58'38" EAST 149.36 FEET TO A FENCE LINE; THENCE SOUTH 0°14'09" WEST ALONG SAID FENCE LINE 28.00 FEET; THENCE SOUTH 89°58'38" WEST 149.25 FEET; THENCE NORTH 28.00 FEET TO THE POINT OF BEGINNING.

EXHIBIT B
to Deed of Trust

Legal Description (Parking Facility)

The Land is located in Salt Lake County, Utah, and is legally described as follows:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00°00'44" EAST 33.27 FEET; THENCE NORTH 89°56'42" EAST 78.42 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°56'42" EAST 280.18 FEET; THENCE NORTH 00°03'18" WEST 33.27 FEET; THENCE SOUTH 89°56'42" WEST 26.17 FEET; THENCE NORTH 00°11'08" WEST 298.49 FEET; THENCE NORTH 19°39'22" WEST 15.00 FEET; THENCE NORTH 00°11'08" WEST 360.05 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF NORTH TEMPLE STREET; THENCE ALONG SAID RIGHT-OF-WAY NORTH 89°58'38" EAST 15.50 FEET; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 00°11'08" EAST 360.00 FEET; THENCE SOUTH 19°39'22" EAST 15.00 FEET; THENCE SOUTH 00°11'08" EAST 115.96 FEET; THENCE NORTH 89°58'38" EAST 156.17 FEET; THENCE NORTH 00°03'01" EAST 280.09 FEET; THENCE NORTH 89°58'38" EAST 175.20 FEET; THENCE NORTH 00°11'08" WEST 210.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY NORTH TEMPLE STREET; THENCE ALONG SAID RIGHT-OF-WAY NORTH 89°58'38" EAST 301.21 FEET; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 00°00'43" EAST 672.30 FEET; THENCE NORTH 89°56'42" EAST 307.01 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF ORANGE STREET; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 00°03'08" EAST 333.60 FEET; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 89°57'38" WEST 672.39 FEET; THENCE SOUTH 14°26'08" EAST 330.19 FEET; THENCE SOUTH 89°59'16" WEST 247.56 FEET; THENCE NORTHWESTERLY 241.64 FEET ALONG THE ARC OF A 1015.92 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 46°56'43" WEST 241.07 FEET); THENCE NORTHWESTERLY 499.01 FEET ALONG THE ARC OF A 1105.92 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS NORTH 23°10'21" WEST 494.79 FEET) MORE OR LESS TO THE POINT OF BEGINNING.