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12/7/2010 4:14:00 PM \$32.00
Book - 9887 Pg - 126-137
Gary W. Ott
Recorder, Salt Lake County, UT
SPL EXPRESS INC
BY: eCASH, DEPUTY - EF 12 P.

Upon recordation, return to:

Akin Gump Strauss Hauer & Feld LLP
2029 Century Park East, Suite 2400
Los Angeles, CA 90067-3010
Attention: Eric I. Wang, Esq. (688661-0001)

**ASSIGNMENT OF ASSIGNMENT OF LEASES AND RENTS
AND OTHER LOAN DOCUMENTS
(Entry No. 10249898, Book 9526, Pages 2761 - 2765)**

KNOW ALL MEN BY THESE PRESENTS:

THAT, THE FEDERAL DEPOSIT INSURANCE CORPORATION (acting in any capacity, the "FDIC") AS RECEIVER FOR AMERICA WEST BANK, at 550 17th Street, NW, Washington, D.C. 20429-0002 (hereinafter referred to as "Assignor"), for value received, does by these presents, grants, bargains, sells, assigns, transfers and sets over to 2010-1 CRE VENTURE, LLC, a Delaware limited liability company, its successors and assigns (hereinafter referred to as "Assignee" or "Grantee"), at 2450 Broadway, 6th Floor, Santa Monica, California 90404, all right, title and interest in and to that certain:

Assignment of Leases and Rents, dated October 11, 2007 ("ALR"), made by Sugar House Associates, L.L.C., a Utah Limited Liability Company, in favor of AMERICA WEST BANK, and which ALR was recorded on October 15, 2007, in the Official Public Records of Salt Lake County, Utah ("Clerk's Office") as Entry No. 10249898, Book 9526, Pages 2761 - 2765, as may be amended or modified; and

Any notes or other agreements evidencing the indebtedness and/or the obligations secured by the ALR and the other recorded loan documents identified in the paragraphs above; and

Any and all other documents and instruments evidencing, securing and/or relating to the indebtedness and/or obligations secured by the ALR and the other recorded loan documents identified in the paragraphs above.

The ALR, as such may have been assigned and modified, covers the following described property:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD THE SAME UNTO SAID 2010-1 CRE VENTURE, LLC, ITS SUCCESSORS AND ASSIGNS.

THIS ASSIGNMENT IS MADE WITHOUT RECOURSE, REPRESENTATION OR WARRANTY, EXPRESS OR IMPLIED, WRITTEN OR ORAL, BY THE FDIC AS RECEIVER FOR AMERICA WEST BANK OR IN ITS CORPORATE CAPACITY. THE LOAN(S) CONVEYED HEREIN ARE CONVEYED "AS IS" AND "WITH ALL FAULTS," WITHOUT ANY REPRESENTATION OR WARRANTY WHATSOEVER, INCLUDING AS TO COLLECTABILITY, ENFORCEABILITY, VALUE OF COLLATERAL, ABILITY OF ANY OBLIGOR TO REPAY, CONDITION, FITNESS FOR ANY PARTICULAR PURPOSE, MERCHANTABILITY OR ANY OTHER WARRANTY, EXPRESS OR IMPLIED, BY ANY PERSON, INCLUDING THE FDIC OR ITS OFFICERS EMPLOYEES, AGENTS OR CONTRACTORS.

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IN WITNESS WHEREOF, FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER FOR AMERICA WEST BANK has caused this instrument to be executed this 27th day of August, 2010, effective as of the 2nd day of July, 2010.

ASSIGNOR:

FEDERAL DEPOSIT INSURANCE
CORPORATION AS RECEIVER FOR
AMERICA WEST BANK

By: _____

Name: Paul Furrman

Title: Attorney-in-Fact, pursuant to a Limited
Power of Attorney, a copy of which is attached
hereto as Exhibit B.

STATE OF CALIFORNIA

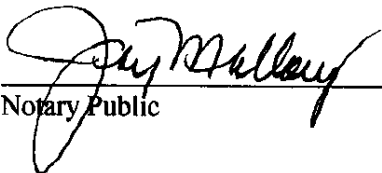
COUNTY OF LOS ANGELES

On August 27, 2010 before me, Joy Mallory, Notary Public, personally appeared Paul Fuhrman, who 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, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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



Notary Public

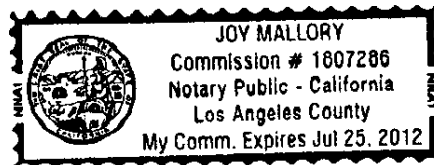


EXHIBIT A
(Legal Description)

Property located in the County of Salt Lake, State of Utah, described as follows:

BEGINNING AT THE NORTHWEST CORNER OF LOT 11, BLOCK 1A, FIVE
ACRE PLAT "A", BIG FIELD SURVEY AND RUNNING THENCE EAST 124.5 FEET;
THENCE SOUTH 125 FEET; THENCE WEST 124.5 FEET; THENCE NORTH 125 FEET TO
THE BEGINNING.

Address: 1701 South 1100 East, Salt Lake City, Utah 84105

Parcel ID/Sidwell Number: 16-17-259-020

EXHIBIT B
(Limited Power of Attorney)



EXECUTION COPY

LIMITED POWER OF ATTORNEY
Multibank Structured Transaction 2010-1 CRE

KNOW ALL PERSONS BY THESE PRESENTS that the FEDERAL DEPOSIT INSURANCE CORPORATION, a corporation organized and existing under an Act of Congress, hereafter called the "FDIC," pursuant to the applicable resolutions of the Board of Directors of the FDIC, and redelegations thereof, hereby designates the individuals set forth on Exhibit A, attached hereto and made a part hereof (the "Attorneys-in-Fact"), to act on behalf of the FDIC in any of its Receivership (the FDIC, in its separate capacities as receiver with respect to each such Receivership, the "Receiver") or Corporate capacities related to the various failed financial institutions listed on Exhibit B, attached hereto and made a part hereof, for the sole purpose of executing the documents outlined below; and

WHEREAS the undersigned has full authority to execute this Limited Power of Attorney on behalf of the FDIC;

NOW THEREFORE, the FDIC grants to the Attorneys-in-Fact the authority, subject to the limitations herein, as follows:

- 1. To execute, acknowledge, seal and deliver on behalf of the FDIC, individually and not jointly by and through the FDIC, acting in any capacity, any and all instruments of transfer and conveyance, appropriately completed, with all ordinary or necessary endorsements, acknowledgments, affidavits and supporting documents as may be necessary or appropriate to evidence the sale and transfer of any asset pursuant to that certain Loan Contribution and Sale Agreement dated as July 2, 2010 between 2010-1 CRE Venture, LLC and the Receiver.

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The form which the Attorneys-in-Fact shall use for endorsing promissory notes or preparing allonges to promissory notes is as follows:

Pay to the order of
2010-1 CRE Venture, LLC
Without Recourse

**FEDERAL DEPOSIT INSURANCE
CORPORATION AS RECEIVER FOR
VARIOUS FAILED FINANCIAL
INSTITUTIONS LISTED ON EXHIBIT B
HERETO**

By: _____
Name:
Title: Attorney-in-Fact

All documents of assignment, conveyance or transfer shall contain this sentence: "This assignment is made without recourse and without representation or warranty, express, implied or by operation of law of any kind and nature whatsoever, by the Federal Deposit Insurance Corporation in any capacity.

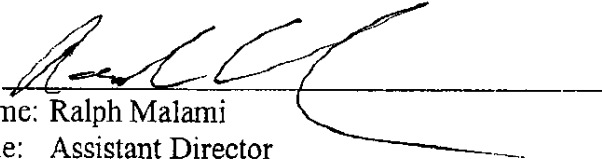
2. To grant to each Attorney-in-Fact full power and authority to do and perform all acts necessary to carry into effect the powers granted by this Limited Power of Attorney as fully as the FDIC in any capacity might or could do with the same validity as if all and every such act had been herein particularly stated, expressed and especially provided for.

This Limited Power of Attorney shall be effective from July 2, 2010 and shall continue in full force and effect through July 2, 2011, unless otherwise terminated by an official of the FDIC or its successors and assigns authorized to do so ("Revocation"). At such time this Limited Power of Attorney will be automatically revoked. Any third party may rely upon this document as the named individuals' authority to continue to exercise the powers herein granted unless a Revocation has been recorded in the public records of the jurisdiction where this Limited Power of Attorney has been recorded, or unless a third party has received actual notice of a Revocation.


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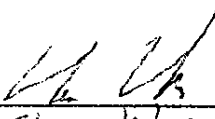
IN WITNESS WHEREOF, the FDIC by its duly authorized officer empowered to act on its behalf by appropriate resolution of its Board of Directors, or redelegations thereof, has caused these presents to be executed and subscribed in its name this 20th day of August, 2010.

**FEDERAL DEPOSIT INSURANCE
CORPORATION**

By: 
Name: Ralph Malami
Title: Assistant Director
Structured Transactions

Signed, sealed and delivered
in the presence of

By: 
Name: J. M. ELLIOTT
Witness

By: 
Name: Shama Khan
Witness

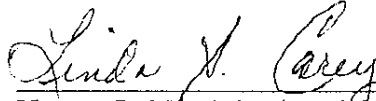
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[Signature Page to Limited Power of Attorney]

ACKNOWLEDGMENT

UNITED STATES OF AMERICA)
)
DISTRICT OF COLUMBIA)

Ralph Malami, affiant, for himself says that he is the Assistant Director, Structured Transactions, Division of Resolutions and Receiverships, of the Federal Deposit Insurance Corporation, the Corporation in whose name the foregoing Limited Power of Attorney has been subscribed, that the said Limited Power of Attorney was subscribed on behalf of the said Corporation by due authority of the Corporation's Board of Directors, and that the said Assistant Director, Structured Deals for the Division of Resolutions and Receiverships of the Federal Deposit Insurance Corporation acknowledges the said Limited Power of Attorney to be the free act and deed of the said Corporation.



Notary Public, District of Columbia
United States of America

My Commission Expires:

April 30, 2015

LINDA S. CAREY
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires April 30, 2015

EXHIBIT A
TO LIMITED POWER OF ATTORNEY

Attorneys-in-Fact

Paul Fuhrman
Edward Dailey
Kevin Traenkle

EXHIBIT B
TO LIMITED POWER OF ATTORNEY

Failed Financial Institutions

<u>Bank Name</u>	<u>City</u>	<u>State</u>	<u>Fund</u>	<u>Closing Date</u>
Silver State Bank	Henderson	NV	10013	September 5, 2008
First Georgia Community Bank	Jackson	GA	10025	December 5, 2008
Bank of Clark County	Vancouver	WA	10029	January 16, 2009
Ocala National Bank	Ocala	FL	10032	January 30, 2009
First City Bank	Stockbridge	GA	10047	March 20, 2009
Omni National Bank	Atlanta	GA	10048	March 27, 2009
New Frontier Bank	Greeley	CO	10050	April 10, 2009
American Southern Bank	Kennesaw	GA	10053	April 24, 2009
First Bank of Beverly Hills	Calabasas	CA	10054	April 24, 2009
First Bank of Idaho	Ketchum	ID	10055	April 24, 2009
Michigan Heritage Bank	Farmington Hills	MI	10056	April 24, 2009
America West Bank	Layton	UT	10057	May 1, 2009
Citizens Community Bank	Ridgewood	NJ	10058	May 1, 2009
Silverton Bank	Atlanta	GA	10059	May 1, 2009
Westsound Bank	Bremerton	WA	10060	May 8, 2009
Bank of Lincolnwood	Lincolnwood	IL	10064	June 5, 2009
Community Bank of West Georgia	Villa Rica	GA	10068	June 26, 2009
Integrity Bank	Jupiter	FL	10095	July 31, 2009
Community Bank of Nevada	Las Vegas	NV	10100	August 14, 2009
Community Bank of Arizona	Phoenix	AZ	10101	August 14, 2009
Union Bank	Chandler	AZ	10102	August 14, 2009
Corus Bank	Chicago	IL	10117	September 11, 2009

Doc# 2010076586 Fees: \$54.50
 09/02/2010 10:01AM Pages 6
 Filed & Recorded in Official Records of
 WASH DC RECORDER OF DEEDS LARRY TODD

Multibank Structured Transaction 2010-1 CRE
 Limited Power of Attorney
 OHS East:160711183.6

RECORDING
 SURCHARGE

\$ 48.00
 \$ 6.50