

**When recorded return to:**  
Utah Certified Development Company  
5333 South Adams Ave., Suite B  
Ogden, Utah 84405

NCS - 432918  
Property Tax ID: 66-312-0100

**ASSIGNMENT OF NOTE, TRUST DEED, GUARANTEE(S),  
SECURITY AGREEMENT, FINANCING STATEMENTS AND ASSIGNED LESSOR'S  
AND LESSEE'S LEASEHOLD INTEREST AS COLLATERAL**

STATE OF UTAH

COUNTY OF UTAH

FOR VALUE RECEIVED, the undersigned hereby transfers, sets over and assigns unto U.S. Small Business Administration, an Agency of the United States, all of its right, title and interest in and to the following:

(1) That certain Promissory Note dated June 15, 2010, in the face principal amount of \$436,000.00 executed by **Lonestar Investment Group, L.L.C.**, as Borrower, in favor of Utah Certified Development Company as Lender.

(2) That certain Security Agreement with accompanying UCC-1 Financing Statements executed by **Lonestar Investment Group, L.L.C.** and **Children's Crossing Pediatric Dentistry, LLC**, as Debtor in favor of Utah Certified Development Company, as Secured Party.

(3) That certain Trust Deed dated June 15, 2010, between **Lonestar Investment Group, LLC**, as Trustor, **Utah Certified Development Company**, as Beneficiary, and U.S. Small Business Administration, as Trustee, and recorded June 16, 2010, in the office of the UTAH County Recorder, State of Utah, as Entry No. 49702:2010, with the real property subject to such Trust Deed more particularly described on attached Exhibit "A".

(4) That certain Assignment of Lease and Rents of Lessor's Interest as Collateral Agreement dated June 15, 2010, executed by **Lonestar Investment Group, L.L.C.** as Lessor in favor of Utah Certified Development Company, as Assignee and that certain Assignment of Lease and Rents of Lessee's Interest as Collateral Agreement dated June 15, 2010, executed by **Children's Crossing Pediatric Dentistry, LLC** as Lessee and Assignor in favor of Utah Certified Development Company as Assignee.

(5) That certain Guarantee(s) dated June 15, 2010, executed by **Children's Crossing Pediatric Dentistry, LLC, Michael C. Tew and Jeffery K. Rupp**, as Guarantor(s) in favor of Utah Certified Development Company, as Lender.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed and its seal affixed by its duly authorized officer this 15th day of June, 2010.

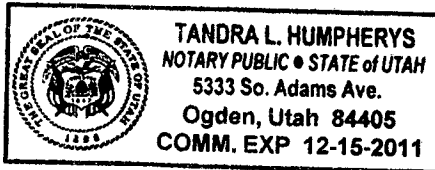
UTAH CERTIFIED DEVELOPMENT COMPANY

By: Caryl A Eriksson  
Caryl A Eriksson, Vice President

ATTEST: Tiffany DeJarnatt  
Tiffany DeJarnatt, Assistant Secretary

NOTARY ACKNOWLEDGEMENT

On this 15th day of June, 2010, personally appeared before me, Caryl A. Eriksson and Tiffany DeJarnatt, who being by me duly sworn, did say that they are the Vice President and Assistant Secretary, respectively, of Utah Certified Development Company, a Corporation, and that the foregoing instrument was signed in behalf of said corporation by authority of a Resolution of its Board of Directors.



Tandra L Humpherys  
NOTARY PUBLIC  
Residing at: Ogden, Utah

**EXHIBIT "A"**

**Debtor and Trustor:** Lonestar Investment Group, L.L.C.  
to assist, Children's Crossing Pediatric Dentistry, LLC

**Secured Party and Beneficiary:** Utah Certified Development Company and  
The U. S. Small Business Administration

**Real Property Description**

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UNIT 100, CONTAINED WITHIN THE SARATOGA TOWN CENTER OFFICE CONDOMINIUM, A CONDOMINIUM PROJECT AS THE SAME IS IDENTIFIED IN THE RECORD OF SURVEY MAP RECORDED ON APRIL 06, 2010 IN UTAH COUNTY, AS ENTRY NO. 27789:2010, IN BOOK 66, AT PAGE 312 (AS SAID RECORD OF SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION RECORDED APRIL 06, 2010 IN UTAH COUNTY, AS ENTRY NO. 27790:2010 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED.)

TOGETHER WITH THE APPURTENANT UNDIVIDED INTEREST IN SAID PROJECT'S COMMON AREAS AS ESTABLISHED IN SAID DECLARATION AND ALLOWING FOR PERIODIC ALTERATION BOTH IN THE MAGNITUDE OF SAID UNDIVIDED INTEREST AND IN THE COMPOSITION OF THE COMMON AREAS AND FACILITIES TO WHICH SAID INTEREST RELATES.

**66-312-0100**

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**The address of such property is:**  
**76 East Commerce Drive, Suite 100, Saratoga Springs, UT 84045**

**The owner of such real property is:**  
**Lonestar Investment Group, LLC**