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11/17/2011 1:58:00 PM \$31.00
Book - 9967 Pg - 5263-5265
Gary W. Ott
Recorder, Salt Lake County, UT
FIRST AMERICAN NCS
BY: eCASH, DEPUTY - EF 3 P.

When recorded, please return to:

Utah Community Reinvestment Corporation
Attn: Steven Graham, President
475 East 200 South, Suite 210
Salt Lake City, Utah 84111

Tax Parcel I.D. No.: 15-03-261-022 & 15-03-261-009

ASSIGNMENT OF DEED OF TRUST AND ASSIGNMENT OF ASSIGNMENT OF RENTS AND LEASES

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to Utah Community Reinvestment Corporation, a Utah nonprofit corporation ("UCRC"), all beneficial interest under the following:

1. That certain Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing dated May 3, 2005, executed by WESTGATE BC II ASSOCIATES LLC, a Utah limited liability company, as Trustor, to FIRST AMERICAN TITLE INSURANCE, as Trustee, for the benefit of UTAH COMMUNITY REINVESTMENT CORPORATION, as Beneficiary, and recorded as Instrument No. 9372621 in Book 9128 at Page 9784 *et seq.* on May 10, 2005 in the Official Records of Salt Lake County, State of Utah, encumbering the real property more particularly described in attached Exhibit "A";
2. That certain Assignment of Lease, Rents and Contracts dated May 3, 2005, executed by WESTGATE BC II ASSOCIATES LLC, a Utah limited liability company, as Assignor, for the benefit of UTAH COMMUNITY REINVESTMENT CORPORATION, as Assignee, and recorded as Entry No. 9372622, Book 9128 at Page 9808 *et seq.* on May 10, 2005, in the Official Records of Salt Lake County, State of Utah, encumbering the real property more particularly described in attached Exhibit "A"; and
3. That certain Loan Commitment and Agreement dated October 10, 2003, as the same may be and may have been amended from time to time, by and between UTAH COMMUNITY REINVESTMENT CORPORATION, as Lender and WESTGATE BC II ASSOCIATES LLC, a Utah limited liability company, in connection with a term loan in the amount of \$1,085,000.00.

TOGETHER with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Documents.

All of the foregoing hereinafter referred to as the "Documents."

The undersigned hereby represents and warrants that all of the indebtedness of UCRC to the undersigned, as agent for itself and certain other lenders, as set forth in Schedule A-1 of that certain Assignment of Deed of Trust and Assignment of Assignment of Rents and Leases recorded as Entry No. 9711452, Book 9288 at Pages 7553 *et seq.* on May 2, 2006, in the Official Records of Salt Lake County, State of Utah, and secured by the collateral assignment of the Documents made thereby, has been fully paid and satisfied and that the undersigned has no further interest in any of said Documents.


Effective this 17th day of November, 2011.

ZIONS FIRST NATIONAL BANK


DEBRA CORLESS, VICE PRESIDENT

STATE OF UTAH)
 : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 14 day of November, 2011,
by Debra Corless, a Vice President of ZIONS FIRST NATIONAL BANK.



NOTARY PUBLIC AND SEAL


 **JAMES DANIEL MILLER**
Notary Public State of Utah
My Commission Expires on:
January 17, 2015
Comm. Number: 602577

EXHIBIT A

(Legal Description of the Property)

PROPERTY located in Salt Lake County, Utah, more particularly described as follows:

PARCEL 1:

LOT 1 THROUGH 13, BLOCK 1, IRVING PARK ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE, TOGETHER WITH VACATED ALLEY ABUTTING SAID PROPERTY.

PARCEL 2:

LOTS 5 AND 6, BLOCK 3, MILES AND HAMILTON SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

PARCELS 1 AND 2 ALSO DESCRIBED BY SURVEY AS FOLLOWS:

A PART OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 1 WEST OF THE SALT LAKE BASE AND MERIDIAN. LOTS 1 THROUGH 13, BLOCK 1, IRVING PARK ADDITION AND LOTS 5 AND 6, BLOCK 3, MILES AND HAMILTON ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE, PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 1, IRVING PARK ADDITION, SAID POINT BEING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 300 SOUTH STREET AND THE EAST RIGHT-OF-WAY LINE OF FOSS AVENUE; RUNNING THENCE NORTH 00°04'23" WEST 342.25 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF LOT 13 OF SAID BLOCK 1; THENCE NORTH 89°58'07" EAST 123.00 FEET ALONG THE NORTH LINE OF SAID LOT 13 TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 00°04'23" EAST 198.99 FEET ALONG THE EAST LINE OF SAID BLOCK 1 TO THE NORTHWEST CORNER OF SAID LOT; THENCE NORTH 89°58'07" EAST 52.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 00°04'23" EAST 143.26 FEET (139.0 FEET RECORD) TO SAID NORTH RIGHT-OF-WAY LINE; THENCE SOUTH 89°58'07" WEST 175.00 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.