

49245-4

COUNTY OF THE CITY OF DUBLIN)
EMBASSY OF THE)
UNITED STATES OF AMERICA)

*Frountage Road Sub Lot 1
pt 02-123-0004*

SS: E 1296715 B 2081 P 554
CAROL DEAN PAGE, DAVIS CNTY RECORDER
1997 JAN 2 3:46 PM FEE 26.00 DEP MEC
REC'D FOR BONNEVILLE TITLE COMPANY, INC

I, Steven J. Wangness, Consul of the United States of America at Dublin, Ireland, duly commissioned and qualified, do hereby certify that John O'Connor whose true signature and official notarial seal are, respectively, subscribed and affixed to the annexed document was, on the 10th day of December 1996, the date thereof, a Notary Public in and for the County of Dublin, Ireland. I further affirm that, at the time of taking the acknowledgement, the said John O'Connor was duly authorized to take the same, that I have compared the signature of the said John O'Connor on the annexed document with that deposited in my office by the said John O'Connor and that I verily believe the signature to the annexed document is genuine; that I have compared the seal affixed to the annexed document with the seal of John O'Connor deposited in my office; and that I verily believe that the seal upon the annexed document is genuine.

IN WITNESS WHEREOF I have hereunto set my hand and seal of the Embassy at
Dublin, Ireland, this 11th day of December, 1996.



Steven J. Wangness

Steven J. Wangness
Consul of the
United States of America

This instrument was prepared
by and upon recordation should
be returned to:

Citicorp North America, Inc.
2600 Michelson Drive, Suite 1200
Irvine, CA 92612
Attn: Trish Hullen/385 S. Main Street, Centerville, UT

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(The space above is for recorder's use only.)

ASSIGNMENT OF DEED OF TRUST

THIS ASSIGNMENT OF DEED OF TRUST, dated as of November 25, 1996, (the "Assignment"), is made by **FRANCHISE ACCEPTANCE CORPORATION LIMITED**, an Irish corporation (the "Assignor") having as its address c/o Grand Metropolitan Finance Ireland, La Touche House, International Financial Services Centre, Dublin 1, Ireland, in favor of **CITICORP NORTH AMERICA, INC.**, as Investor Agent (the "Assignee") having as its address 2600 Michelson Drive, Suite 1200, Irvine, California 92612.

RECITALS:

A. BJM PROPERTIES, LC, a Utah limited liability company (the "Grantor") has executed and delivered to the Assignor that certain Deed of Trust, Assignment of Leases and Rents, Security Agreement and Financing Statement dated as of November 25, 1996 (as amended or supplemented from time to time, the "Deed of Trust"), to secure payment of certain indebtedness owed or to be owing by the Grantor to the Assignor which Deed of Trust has been recorded as set forth on Schedule 1 hereto and grants lien upon, inter alia, the real property and leaseholds described on Exhibit A hereto.

B. The Assignor desires to grant, bargain, sell, assign, and convey to the Assignee all of the Assignor's right, title and interest in, to, and under the Deed of Trust and the Note (as defined in the Deed of Trust) and other indebtedness secured thereby.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound, the Assignor hereby transfers, sets over, delivers, assigns, grants, bargains, warrants, sells and conveys, and by these presents does transfer, set over, deliver, assign, grant, bargain, warrant, sell and convey to the Assignee and all of the Assignor's rights, titles, interests, liens, privileges, claims, demands and equities existing and to exist in, to, against and under the Deed of Trust and the Note and other indebtedness secured thereby.

TO HAVE AND TO HOLD the Deed of Trust and the Note and other indebtedness secured thereby and all rights, titles, interests, liens, privileges, claims, demands and equities existing and to exist in connection therewith unto the Assignee, its successors and assigns forever.

IN WITNESS WHEREOF, the undersigned have executed and delivered this Assignment on the day and year first above written.

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ASSIGNOR

WITNESSES

FRANCHISE ACCEPTANCE CORPORATION LIMITED,
an Irish corporation

By: _____

Print Name: _____

Title: _____

D. Mc CARTHY
DIRECTOR

By: _____

Print Name: _____

Title: _____

P. HANNIGAN
DIRECTOR

Address: Franchise Acceptance Corporation Limited
c/o Grand Metropolitan Finance Ireland
La Touche House
International Financial Services Centre
Dublin 1
Ireland
Attention: Dan McCarthy

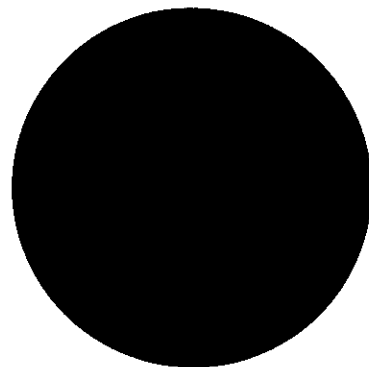
By: _____

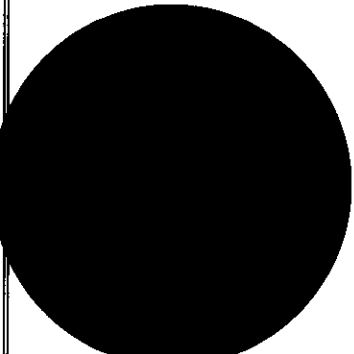
Print Name: _____

By: _____

Print Name: _____

JOHN O'CONNOR
168 PEMBROKE ROAD,
BALLSBRIDGE, DUBLIN, 4.
Notary Public for the County & City of Dublin
Ireland.
Commissioned for Life



State of <u>IRLAND</u> County of <u>DUBLIN</u>	CAPACITY CLAIMED BY SIGNER	
On <u>10 December 1996</u> before me, <u>John O'Connor Notary Public</u> Date Name, Title of Officer-e.g. "Jane Doe, Notary"	<input type="checkbox"/> INDIVIDUAL	
personally appeared <u>Dan M'Carthy and Patricia Harrigan</u> Name(s) of Signer(s) <u>1296715 B 2081 P 557</u>	<input type="checkbox"/> CORPORATE OFFICER(S)	
<input checked="" type="checkbox"/> personally known to be OR	<input type="checkbox"/> PARTNER(S)	
proved to me on basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.	<input type="checkbox"/> ATTORNEY-IN-FACT	
	<input type="checkbox"/> TRUSTEE(S)	
	<input type="checkbox"/> SUBSCRIBING WITNESS	
	<input type="checkbox"/> GUARDIAN/ CONSERVATOR	
	<input type="checkbox"/> OTHER: _____	
	SIGNER IS REPRESENTING: _____	
	<input checked="" type="checkbox"/>	
Witness my hand and official seal.		
<u>John O'Connor</u> SIGNATURE OF NOTARY		
JOHN O'CONNOR 168 PEMBROKE ROAD, BALLSBRIDGE, DUBLIN, 4. Notary Public for the County & City of Dublin Ireland. Commissioned for Life		

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment to this certificate to unauthorized document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT AT THE RIGHT:

Title or Type of Document Assignment of Deed of Trust
Number of Pages _____ Date of Document per deed 25 1996
Signer(s) John O'Connor

JOHN O'CONNOR
168 PEMBROKE ROAD,
BALLSBRIDGE, DUBLIN, 4.
Notary Public for the County & City of Dublin
Ireland.
Commissioned for Life

Schedule 1

Recording Information

1. Deed of Trust, Assignment of Leases and Rents, Security Agreement and Financing Statement dated as of November 25, 1996 and recorded Jan 2, 1997 as E. 1296714. Book. 2081 pg. 524

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Exhibit A

Description of Property

E 1296715 B 2081 P 559

Lawyers Title Insurance Corporation

NATIONAL HEADQUARTERS

RICHMOND, VIRGINIA

EXHIBIT A

LEGAL DESCRIPTION

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Parcel 1:

Beginning at a right of way monument on the West right of way line of an 80 foot frontage road, said point being North 2417.59 feet and East 739.70 from the Southwest corner of Section 7, Township 2 North, Range 1 East, Salt Lake Base and Meridian; thence along said right of way line South 00°03'13" East 53.49 feet to a right of way monument at the point of curvature with 778.511 foot radius curve to the right (radius point bears South 89°56'47" West); thence along said curve 164.67 feet through a central angle of 12°07'08"; thence leaving said right of way North 86°03'23" West 229.71 feet; thence North 05°55'01" East 162.47 feet to a right of way monument; thence North 80°13'38" East 232.95 feet to a point of beginning. (AKA Lot 1, Frontage Road Subdivision, Centerville City, Davis County, Utah, according to the official plat thereof)

LESS AND EXCEPTING therefrom: A part of the Southwest Quarter Section 7, Township 2 North, Range 1 East, Salt Lake Base and Meridian, County of Davis, State of Utah, described as follows: Beginning at the Northeasterly corner of Lot 1, Frontage Road Subdivision, said point lying at the intersection of the South line of Parrish Lane and the West line of the Interstate 15 Frontage Road and being North 00°05'33" West, a distance of 2417.59 feet along the Section Line and North 89°54'27" East, a distance of 739.70 feet from the Southwest corner of said Section 7; thence South 00°02'20" East, along the said West line of the Frontage Road, a distance of 13.95 feet; thence North 45°05'58" West, a distance of 16.83 feet to the South line of said Parrish Lane; thence North 80°08'05" East, along said South line a distance of 12.09 feet to the point of beginning.

Parcel 2:

A non-exclusive right of way and easement for the purpose of vehicular parking and vehicular and pedestrian ingress and egress between Parcel 1 and the frontage road, appurtenant to said Parcel 1 and across the Northerly 40 feet and running contiguous with the North boundary line of the following described property: Beginning at a point North, 2216.45 feet and East 493.38 feet from the Southwest Corner of Section 7, Township 2 North, Range 1 East, Salt Lake Base and Meridian; thence South 86°03'23" East 229.71 feet to a point on the Westerly right of way line of an 80 foot frontage road, said point also being of the arc of a 778.511 foot radius curve to the right (radius point bears North 77°56'05" West); thence along said curve 302.30 feet through a central angle of 22°14'53"; thence leaving said right of way line south 89°45'41" West 176.07 feet; thence North 13°35'03"

(Continued)

Commitment No. 960446
Schedule A Continued (c-1)

315 North 800 West

~~385~~ South Main Street, Centerville, UT

East 32.56 feet to a right of way monument; thence North 15°48'35" East, 176.49 feet to a right of way monument; thence North 5°55'01" East, 91.69 feet to the point of beginning.

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