

4-14
\$ 30.00

When recorded, please return to:

Zions First National Bank
Real Estate Department
One South Main Street, Suite 1450
Salt Lake City, Utah 84133
Attn: Ronald M. Frandsen, Esq., Portfolio Manager

9711452
05/02/2006 10:58 AM \$30.00
Book - 9288 Pg - 7553-7556
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
ZIONS BANK
60 E SOUTH TEMPLE STE 1325A
SLC UT 84111
BY: ZJM, DEPUTY - MA 4 P.

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

Reference is hereby made to that certain Promissory Note ("Lender's Note") identified on Schedule A-1 attached hereto and by this reference incorporated herein, executed and delivered by **UTAH COMMUNITY REINVESTMENT CORPORATION**, a Utah non-profit corporation, ("Assignor") to **ZIONS FIRST NATIONAL BANK**, having its main office at One South Main Street, Salt Lake City, Utah 84111 ("Assignee").

Know all Persons by these Presents, that Assignee does hereby assign, as security for the performance by Assignor of all of its obligations under the Lender's Note, to Assignee, its successors and assigns, all of Assignor's right, title and interest in and to (including, without limitation, its right, title and interest as Lender under the Loan Agreement described below) the deed of trust and the assignment of rents and leases, identified on Schedule A-2 attached hereto and by this reference incorporated herein (as such documents may have been amended, modified, spread, consolidated and/or reduced, collectively hereinafter referred to as the "Documents"), together with the corresponding notes and indebtedness described in and secured by such Documents and any money due or to become due thereunder with interest (which loans and indebtedness are more particularly described in that certain Loan Agreement identified on attached Schedule A-3, by and between Assignor and the Borrower thereunder (the "Loan Agreement").

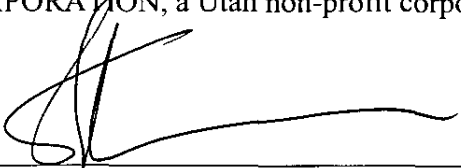
Assignor hereby certifies that it has not heretofore assigned any of its right, title or interest in, to or under the Documents.

The Documents encumber the real property described more particularly on Exhibit A attached hereto.

This Assignment of Deed of Trust and Assignment of Assignment of Rents and Leases is dated and effective as of May 3, 2005.

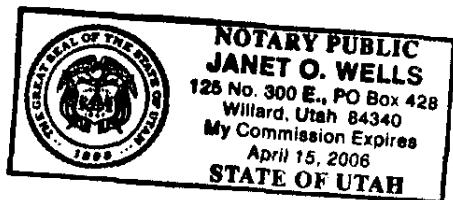
IN WITNESS WHEREOF, the Assignor has caused these presents to be signed as of the date and year first written above.

UTAH COMMUNITY REINVESTMENT CORPORATION, a Utah non-profit corporation

By: 
Steven L. Graham, President

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

The foregoing instrument was acknowledged before me this 4th day of May, 2005, by Steven L. Graham, the President of UTAH COMMUNITY REINVESTMENT CORPORATION, a Utah nonprofit corporation.




NOTARY PUBLIC AND SEAL

SCHEDULE A-1

Lender's Note: Promissory Note in the amount of \$1,085,000.00 dated May 3, 2005, executed and delivered by **UTAH COMMUNITY REINVESTMENT CORPORATION** to **ZIONS FIRST NATIONAL BANK**.

SCHEDULE A-2

1. Deed of Trust, Security Agreement and Assignment of Rents and Leases, dated as of May 3, 2005, made by WESTGATE BC II ASSOCIATES LLC, a Utah limited liability company, as Trustor, to FIRST AMERICAN TITLE INSURANCE AGENCY, whose address is 5434 South Freeway Park Drive, Riverdale, Utah 84405, as Trustee, in favor of **UTAH COMMUNITY REINVESTMENT CORPORATION**, a Utah non-profit corporation, whose address is 475 East 200 South, Suite 120, Salt Lake City, Utah 84111, as Beneficiary, to secure the original aggregate principal amount of \$1,085,000.00, recorded on the 3rd day of May, 2005 in the official real estate records of the Salt Lake County Recorder, State of Utah, as Entry No. _____ in Book _____ at Page _____ et seq.
2. Assignment of Rents and Leases, dated as of May 3, 2005, made by WESTGATE BC II ASSOCIATES LLC, a Utah limited liability company, as Trustor, to FIRST AMERICAN TITLE INSURANCE AGENCY, whose address is 5434 South Freeway Park Drive, Riverdale, Utah 84405, as Trustee, in favor of **UTAH COMMUNITY REINVESTMENT CORPORATION**, a Utah non-profit corporation, whose address is 475 East 200 South, Salt Lake City, Utah 84111, as Beneficiary, to secure the original aggregate principal amount of \$1,085,000.00, recorded on the 3rd day of May, 2005 in the official real estate records of the Salt Lake County Recorder, State of Utah, as Entry No. _____ in Book _____ at Page _____ et seq.

SCHEDULE A-3

Loan Agreement: Loan Commitment and Agreement dated October 10, 2003, as amended March 28, 2005, 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.

EXHIBIT A

(Legal Description of Subject 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.