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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
CHAPMAN & CUTLER
ONE UTAH CENTER STE 2000
SLC UT 84111
BY: ZJM, DEPUTY - WI 4 P.

WHEN RECORDED RETURN TO:
Stephen M. Tumblin
CHAPMAN AND CUTLER LLP
One Utah Center, Suite 2000
Salt Lake City, UT 84111

Tax Parcel ID No. 15-29-352-008

ASSIGNMENT OF DEED OF TRUST

WHEREAS, Citibank (South Dakota), National Association, whose address is 701 East 60th Street North MC 1162, Sioux Falls, SD 57104, as successor by merger to Citibank USA, National Association, a national banking association ("Bank"), is the present holder of the obligations secured by that certain Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing (the "Deed of Trust") dated as of April 1, 2004, among BP-UT 2, LLC, a Delaware limited liability company, Integrated Title Insurance Services, LLC, and Bank, recorded on April 13, 2004, with the Salt Lake County Recorder in Book 8972, Pages 8123-8154, relating to the following described property:

See Exhibit A attached hereto.

WHEREAS, Bank has agreed to sell and assign to Citicorp USA, National Association ("Citicorp USA"), whose address is Loan Administrator, Citibank Community Development, 701 East 60th Street North MC 1126, Sioux Falls, SD 57104, all obligations secured by the Deed of Trust, and Citicorp USA has agreed to purchase all obligations secured by the Deed of Trust from Bank.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Bank hereby transfers, assigns, sells, grants and conveys unto Citicorp USA the Deed of Trust and the obligations secured thereby, together with all attendant

EXHIBIT A

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DESCRIPTION OF REAL ESTATE

Parcel 1:

Beginning at a point which is on the North right of way of 3500 South Street, said point being North 89°57'29" East, 953.33 feet along the South section line of Section 29, and North 0°00'17" East 53.00 feet from the Southwest corner of said Section 29, Township 1 South, Range 1 West, Salt Lake Base and Meridian and running thence North 0°00'17" East 766.30 feet along the projected line of the East boundary of Samuel P. Robinson property to a point on the Southerly right of way line of Rockwood Way, which said point is on a curve to the left, the radius point of which is North 52°35'37" West 259.18 feet; thence along said Southerly right of way line as follows: Easterly along the arc of said curve 42.71 feet to a point of tangency; thence North 27°57'50" East 9.49 feet to a point on a 230.44 foot radius curve to the right; thence Easterly along the arc of said curve 337.84 feet to a point of tangency; thence South 68°02'0" East 27.38 feet to a point on a 507.47 foot radius curve to the left; thence Easterly along the arc of said curve 194.54 feet to a point of tangency; thence East 160.91 feet to a point on a 105.00 foot radius curve to the left; thence Northeasterly along the arc of said curve 164.93 feet to a point on a 1843.86 foot radius curve to the right (radius point bears West); said point being on the Westerly line of a proposed thoroughfare; thence leaving the Southerly right of way line of Rockwood Way and running Southerly along the Westerly line of the proposed thoroughfare and the arc of said curve 6.13 feet (long chord bears South 0°05'43" West 6.13 feet) to a point on a 2659.75 foot radius curve to the right (radius point bears north 86°39'45" West); thence Southwesterly along the arc of said curve 458.99 feet (long chord bears South 8°16'53" West 458.42 feet); thence South 14°55'25" West 273.13 feet; thence South 89°57'29" West 411.99 feet along the projected line of the North boundary of F.C. Stangl III Property; thence South 0°00'17" West 50.00 feet along the West boundary of F.C. Stangl III Property; thence South 89°57'29" West 150.00 feet along the North boundary of Mondak Partners property; thence South 0°00'17" West 200.00 feet along the West boundary of Mondak Partners property to a point on the North right of way line of 3500 South Street; thence South 89°57'29" West 100.00 feet along said right of way line to the point of beginning.

Parcel Identification No. 15-29-352-008

Parcel 2:

Together with a perpetual non exclusive easement for pedestrian purposes, through, over and across the following: Beginning at a point located North 89°57'29" East 708.33 feet and North 0°00'17" East 343 feet from the Southwest corner of Section 29, Township 1 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 0°00'17" East, 15 feet; thence North 89°57'29" East 245.00 feet; thence South 0°00'17" West, 15 feet; thence South 89°57'29" West, 245.00 feet to the point of beginning, as created by that certain Grant of Easement recorded December 20, 1977 as Entry No. 3040777 in Book 4598 at Page 747 of Official Records.