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11/22/2002 02:39 PM 16.00  
Book - 8689 Pg - 1678-1681  
GARY W. OTT  
RECORDER, SALT LAKE COUNTY, UTAH  
FIRST AMERICAN TITLE  
BY: RDJ, DEPUTY - WT 4 P.

8431362

**ASSIGNMENT OF  
ABSOLUTE ASSIGNMENT OF RENTS AND LEASES**

**ROYAL INDEMNITY COMPANY,**  
a Delaware corporation  
(Assignor)

to

**WELLS FARGO BANK NORTHWEST, NATIONAL ASSOCIATION,  
AS TRUSTEE FOR THE LEGG MASON MORTGAGE CAPITAL CORPORATION  
LEASE-BACKED PASS-THROUGH TRUST,  
SERIES 2002-CTL-23**

(Assignee)

Dated as of September 12, 2002

WHEN RECORDED, RETURN TO:

LEGG MASON MORTGAGE CAPITAL CORPORATION  
P.O. BOX 17573  
BALTIMORE, MARYLAND 21297-1573

125205 VW

BK8689PG1678

**ASSIGNMENT OF  
ABSOLUTE ASSIGNMENT OF RENTS AND LEASES**

Dated as of September 12, 2002

ROYAL INDEMNITY COMPANY, a Delaware corporation ("*Assignor*"), having an address at, c/o Royal Investment Management Company, 9300 Arrowpoint, Charlotte, North Carolina 28273-8135 is the legal and equitable owner and holder of that certain Promissory Note dated of even date herewith, made by WB EQUITIES IV LLC ("*Borrower*"), in the principal amount of ONE MILLION SIX HUNDRED TWENTY FIVE THOUSAND SIX HUNDRED TWENTY NINE DOLLARS AND NO CENTS (\$1,625,629.00) (the "*Note*"), which Note is secured by, among other things, that certain Absolute Assignment of Rents and Leases from Borrower to Assignor dated of even date herewith (the "*Assignment of Lease*"), which encumbers that certain real property more fully described on Exhibit A (the "*Mortgaged Property*");

WHEREAS, the Assignment of Lease was filed immediately prior hereto with the land records of Salt Lake County, Utah in Volume 8651, Page 700; and  
Book Las Entry 8369128

WHEREAS, Assignor has simultaneously herewith endorsed the Note without recourse, representation or warranty to WELLS FARGO BANK NORTHWEST, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE LEGG MASON MORTGAGE CAPITAL CORPORATION LEASE-BACKED PASS-THROUGH TRUST, SERIES 2002-CTL-23 ("*Assignee*"), having an address at 229 South Main Street, 12th Floor, Salt Lake City, Utah 84111, and the parties hereto now desire that Assignment of Lease be assigned to Assignee.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and intending to be legally bound hereby, Assignor does hereby sell, assign, grant, transfer, set over and convey to Assignee, its successors and assigns, without recourse, representation or warranty, all of Assignor's interest in, to and under the following: the Assignment of Lease.

Together, without recourse, representation or warranty, all of Assignor's right, title and interest in and to the notes, bonds or other obligations described in said Assignment of Leases and secured thereby. To have and to hold the same unto the Assignee, its successors and assigns, forever.

This Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

This Assignment shall be governed by and construed in accordance with the laws of the State of Utah.

WITNESS the execution hereof as of the date and year first above written.

ROYAL INDEMNITY COMPANY,  
a Delaware corporation

Indra S. Persaud  
INDRA S. PERSAUD  
Cheryl J. Long  
Cheryl J. Long

By: Stephen A. Rozich  
Name: Stephen A. Rozich  
Title: Vice President

STATE OF North Carolina )  
County of Mecklenburg )

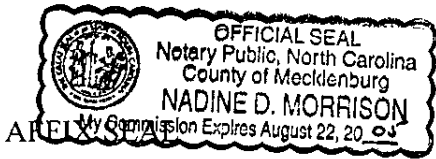
SS:

I, Nadine D Morrison, a Notary Public in and for the City and State aforesaid, do hereby certify that CERTIFY **Stephen A. Rozich**, a **Vice President** of **Royal Indemnity Company**, a Delaware corporation, whose name as such is signed to the foregoing instrument bearing date as of the 8 day of Aug, 2002, has acknowledged the same before me in the County and State aforesaid.

GIVEN under my hand and seal this day of Aug 8, 2002.

Nadine D Morrison  
Notary Public

My Commission expires: 8-22-05



**EXHIBIT A**

Parcel 1:

Beginning at a point North 89°55'00" East along the Section line 668.13 feet and due south 1802.56 feet from the West Quarter Corner of Section 27, Township 1 South, Range 1 West, Salt Lake Base and Meridian; and running thence due South 155.59 feet; thence South 89°55'30" West 280.71 feet a point on the Easterly right-of-way of Decker Lake Drive (2200 West Street) said point also being on a curve to the Left, the radius point of which bears South 87°52'54" West 840.00 feet thence Northerly along said Right-of-Way line and the arc of said curve 151.81 feet through a central angle of 10°21'18"; thence North 77°31'35" East 24.16; thence North 89°55'30" East 276.37 feet to the point of beginning.

Containing 44815.64 Sq. Ft. or 1.03 Acres.

Parcel 2:

Those easements rights appurtenant to Parcel 1 as set forth in that certain Declaration of Easements, Restrictions and Maintenance recorded August 11, 2000 as Entry No. 7696788 in Book 8380 at Page 5672 of Official Records.

15-27-351-028