

(4)

2391092

RECORDED AT THE REQUEST OF:

WESTERN STATES TITLE CO.

WHEN RECORDED MAIL TO:

Michael E. Gleason
Barrett, Stearns & Collins, Inc.
Suite 1150, Union Bank Tower
Del Amo Financial Center
Torrance, California 90503

JUN 14 1971

9:52 A

Recorded at _____
Request of WESTERN STATES TITLE
Fee Paid JERADAN MARTIN
Recorder, Salt Lake County, Utah
\$ 5.50 By [Signature] Deputy
Ref. _____

ASSIGNMENT OF LEASES

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to FASHION PLACE ASSOCIATES, a limited partnership, having its principal office at 2311 West El Segundo Boulevard, Hawthorne, California, and its principal place of business in Murray, Utah, the leasehold estate and all right, title and interest of the undersigned in the following ground leases:

1) Ground Lease dated July 3, 1969, between Denzil E. Watts, Sr. and Irma S. Watts, his wife, as Landlord, and Western States Title Company, as Tenant, a notice of which was recorded July 3, 1969, as Entry #2294395 of the Official Records in the County Recorder's Office of Salt Lake County, Utah, describing land therein as set forth in Exhibit A attached hereto and by this reference made a part hereof.

2) Ground Lease dated June 25, 1969, between Maurice L. Watts and Donna C. Watts, husband and wife, and Emerson C. Neff and Beryl Neff, husband and wife, as Landlord, and Western States Title Company, as Tenant, a notice of which was recorded June 25, 1969, as Entry #2293092 of the Official Records in the County Recorder's Office of Salt Lake County, Utah, describing land therein as set forth in Exhibit B attached hereto and by this reference made a part hereof.

DATED as of June 14, 1971

WESTERN STATES TITLE COMPANY,
a Utah Corporation

By [Signature]
[Signature] Sec.

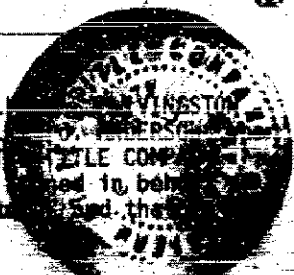
By _____

STATE OF UTAH }
COUNTY OF SALT LAKE }

On the 14th day of June, 1971, personally appeared before me _____ who being by me duly sworn did say, that he is the PRESIDENT, and _____ being duly sworn did say, that she is the SECRETARY OF WESTERN STATES TITLE COMPANY, a Utah Corporation, and that the within and foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors and that the corporation duly _____ the same.



[Signature]
NOTARY PUBLIC



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EXHIBIT "A"

Property located in Salt Lake County, State of Utah:

Commencing 9.30 chains South and 9.36 chains East from the Northwest corner of Section 19, Township 2 South, Range 1 East, Salt Lake Meridian; and running thence South 85° East 1.53 chains; thence South 2-1/2° West 1.75 chains North 85° West 1.53 chains; thence North 2-1/2° East 1.75 chains to the point of Beginning.

Also:

Commencing 8.11 chains North and North 85° West 548.26 feet from the Southeast corner of Section 19, Township 2 South, Range 1 East, Salt Lake Meridian; and running thence North 85° West 53 feet; thence North 2°30' East 1.75 chains; thence North 85° West 1.53 chains; thence North 2°30' East 105 feet; thence South 85° East 154.11 feet; thence South 2°30' West 220-1/2 feet to the point of Beginning.

Also:

Commencing 8.11 chains North and North 85° West 548.26 feet from the Southeast corner of Lot 1, Section 19, Township 2 South, Range 1 East, Salt Lake Meridian; and running thence North 2°30' East 220.5 feet; thence South 85° East 178 feet; thence South 2°30' West 220.5 feet; thence North 85° West 178 feet to the point of Beginning.

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Property located in Salt Lake County, State of Utah:

COMMENCING 252.27 feet West and 551.22 feet from the Southeast corner of Lot 1, Section 19, Township 2 South, Range 1 East, Salt Lake Meridian; and running thence North 85° West 113.21 feet; thence North 2°30' East 220.5 feet; thence North 85° West 332.16 feet more or less to State Street; thence North 2°30' East 240.34 feet, more or less to the South line of the Larsen Tract; thence South 83° East 333.57 feet; thence South 5° West 204.83 feet; thence South 85° East 107.2 feet; thence South 278.78 feet to the point of beginning.

Containing 2.89 acres.

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