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 05/02/2006 10:58 AM \$17.00  
 Book - 9288 Pg - 7537-7540  
 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.

4-1  
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

Tax Parcel I.D. No.: 15-35-400-061

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 nonprofit 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").

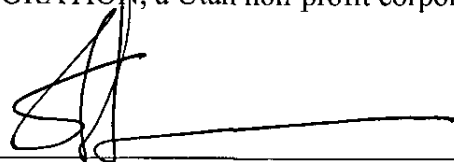
Assignor hereby certifies that it has not heretofore assigned any of its right, title or interest in, to or under the Documents.

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 August 13, 2004.

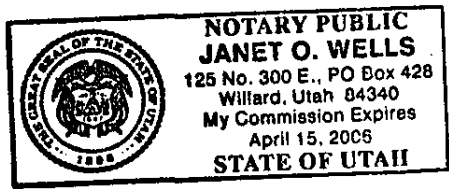
IN WITNESS WHEREOF, the Assignor has caused these presents to be signed as of the date and year first written above.

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 13<sup>th</sup> day of August, 2004, 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 \$2,500,000 dated August 13, 2004, 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 August 13, 2004, made by **DOMINGUEZ PARK III ASSOCIATES, LLC**, a Utah limited liability company, as Trustor, to **ASSOCIATED TITLE INSURANCE AGENCY, LLC** 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 \$2,500,000, recorded on August 13, 2004 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 August 13, 2004, made by **DOMINGUEZ PARK III ASSOCIATES, LLC**, a Utah limited liability company, as Trustor, to **ASSOCIATED TITLE INSURANCE AGENCY, LLC** 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 \$2,500,000, recorded on August 13, 2004 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 August 3, 2004, as subsequently amended, by and between **UTAH COMMUNITY REINVESTMENT CORPORATION**, as Lender, and **DOMINGUEZ PARK III ASSOCIATES, LLC**, Utah limited liability company, in connection with a term loan in the amount of \$2,500,000.

**EXHIBIT A**

(Legal Description of Subject Property)

Property located in Salt Lake County, Utah, more particularly described as follows:

A part of the Southeast Quarter of Section 35, Township 1 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey: Beginning at a point in the West line of 700 West Street, being South 89°55'00" West 206.07 feet and North 0°02'30" West 1204.454 feet and South 89°57'30" West 33.00 feet from the Southeast corner of said Section 35; and running thence South 89°57'30" West 30.00 feet; thence South 82°21'49" West 30.27 feet; thence South 89°57'30" West 405.00 feet; thence South 0°02'30" East 32.00 feet; thence South 89°57'30" West 303.23 feet; thence North 220.19 feet; thence North 89°57'30" East 608.07 feet; thence North 0°02'30" West 50.00 feet; thence North 89°57'30" East 160.00 feet to the West line of 700 West Street; thence South 0°02'30" East 234.19 feet along said West line of street to the point of beginning.

Together with a right-of-way and utility easement described as follows: Beginning at a point South 89°55'00" West 206.07 feet and North 00°02'30" West 1168.454 feet and South 89°57'30" West 33.0 feet from the Southeast corner of said Section 35; and running thence South 89°57'30" West 465.0 feet; thence North 00°02'30" West 32.0 feet; thence North 89°57'30" East 405.0 feet; thence North 82°21'40" East 30.27 feet; thence North 89°57'30" East 30.00 feet to the West line of 700 West Street; thence South 00°02'30" East 36.0 feet along said West line to the point of beginning.