

Gary W. Nielsen  
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Park City, Utah 84098

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## ASSIGNMENT OF TRUST DEED

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FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, WHALE INVESTMENTS, LTD., a Turks and Caicos company, hereby assigns, transfers and conveys unto TRIPLE NET INVESTMENTS, LTD., a Turks and Caicos company, all beneficial interest in and all rights accrued and to accrue under that certain Trust Deed With Assignment of Rents, dated as of December 5, 2002, made by S.B. FERRIN ENTERPRISES, L.L.C., a Utah limited liability company, as Trustor, to Gary W. Nielsen, Attorney At Law, as Trustee, in favor of WHALE INVESTMENTS, LTD., a Turks and Caicos company, recorded on December 11, 2002, as Filing No. 60361, in Book N9, at Page 222, of Official Records in the Office of the Rich County Recorder, State of Utah, together with (i) the Promissory Note, dated as of December 5, 2002, in the original principal amount of \$1,750,000.00, described in and secured by said Trust Deed; (ii) all other Indebtedness secured by said Trust Deed (as defined therein); and (iii) the other Loan Documents described and referred to in that certain Commercial Loan Agreement, dated as of December 5, 2002, between said Beneficiary, as Lender, and said Trustor, as Borrower, and the other parties named therein as Guarantors; which Trust Deed encumbers the real property situated in said County, as set forth in the Legal Description annexed hereto as Exhibit "A."

Dated as of the 1st day of July, 2004.

WHALE INVESTMENTS, LTD., a Turks  
and Caicos company

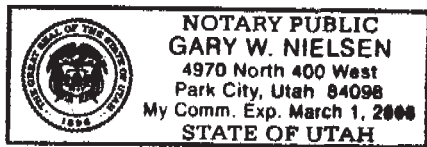
By   
Jules Fleischer, President

Recorded SEP 28 2004 Filing No. 64412  
At 2:18 PM In Book Y9 Page 1067  
Fee 19.00 Debra L. Ames Rich County Recorder  
Requested by Mt. View Title

0667

STATE OF UTAH            )  
                                  ): ss.  
SUMMIT COUNTY            )

On the 1st day of July, 2004, personally appeared before me JULES FLEISCHER, whose identity is personally known to me (or proved to me on the basis of satisfactory evidence), and who by me duly sworn, did say that he is the President of WHALE INVESTMENTS, LTD., a Turks and Caicos company, and that the foregoing instrument was signed by him in his capacity as President of said corporation, and that said corporation signed said instrument by authority of its Articles of Incorporation and Bylaws and/or a Resolution of its Board of Directors, and said JULES FLEISCHER acknowledged to me that said corporation executed the foregoing instrument.



  
NOTARY PUBLIC

# EXHIBIT "A"

## Legal Description

RICH COUNTY, STATE OF UTAH:

THE SOUTH HALF OF THE NORTH HALF OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

THE SOUTH HALF OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 9 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 9 NORTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.

TAX SERIAL NOS. 16-23-00-011 AND 16-26-00-007.