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Graham & Dunn PC
Attn: Russel R. Robertson
2801 Alaskan Way, Suite 300
Seattle, WA 98121-1128

SUBSTITUTION OF TRUSTEE

Grantor(s): QUALITY PROPERTIES ASSET MANAGEMENT COMPANY, as successor-by-foreclosure to BANNER PROPERTIES, INC. *79.3016*

Grantee(s): BANK OF AMERICA, N.A.

Trustee: FIRST AMERICAN TITLE INSURANCE COMPANY as successor pursuant to this Substitution of Trustee to PRLAP, INC.

Abbreviated Legal Description (lot, block and plat name, or section-township-range):

S28, T2N, R5E

The full legal description is on Exhibit A of document.

Assessor's Property Tax Parcel Account Number(s):

02-05-28-1-0-0210-00

Reference Number of Document assigned or released:

2006162556

SUBSTITUTION OF TRUSTEE

The undersigned Beneficiary is the legal owner and holder of the obligation secured by that certain Deed of Trust ("Deed of Trust"), executed by BANNER PROPERTIES, INC., as grantor, to PRLAP, Inc., as trustee, for BANK OF AMERICA, N.A. as Beneficiary, recorded August 8, 2006 in Auditor No. 2006162556, Skamania County Mortgage Records.

Beneficiary hereby appoints and substitutes First American Title Insurance Company as successor trustee under the Deed of Trust.

Dated January 10, 2011.

BANK OF AMERICA, N.A., as Beneficiary

By



Printed Name Christopher W. Willis

Title Vice President/Asset Manager

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ACKNOWLEDGEMENT

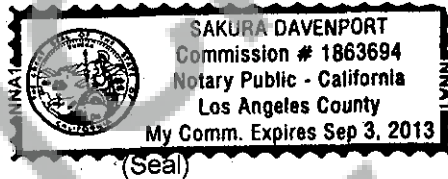
STATE OF CALIFORNIA)
) SS.
COUNTY OF ORANGE)

On January 10th, 2011, before me, Sakura Davenport, the undersigned, a Notary Public in and for said State, personally appeared CHRISTOPHER W. WILLIS, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Sakura Davenport
Name Sakura Davenport
(typed or printed)



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EXHIBIT A

A track of land in the Northeast Quarter of Section 28, Township 2 North, Range 5 East of the Willamette Meridian, in the County of Skamania, State of Washington, described as follows:

Lot 1 of the Dwight "Mike" Sievers Short Plat, recorded in Book 2 of Short Plats, Page 122, Skamania County Records.

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