

**ASSIGNMENT AND ASSUMPTION OF
AGREEMENT FOR SALE AND PURCHASE OF REAL PROPERTY**

THIS ASSIGNMENT AND ASSUMPTION OF AGREEMENT FOR SALE AND PURCHASE OF REAL PROPERTY (this "Assignment") is dated as of October 26, 2005, between BRCPUNICO TERRY AVENUE, LLC, a Delaware limited liability company ("Assignor"), and BRCP QWEST SEATTLE I, LLC, a Delaware limited liability company ("Assignee").

Assignor hereby assigns and delegates to Assignee all of its right, title and interest in and to and obligations under that certain Agreement for Sale and Purchase of Real Property dated as of August 15, 2005 executed by Assignor and QWEST CORPORATION, a Colorado corporation, ("Seller") (as amended, the "Purchase Agreement").

Assignee hereby accepts and assumes all of Assignor's right, title and interest in and to and obligations under the Purchase Agreement.

Assignee hereby indemnifies, releases and holds harmless Assignor from and against any and all costs, claims, actions, obligations and liabilities directly or indirectly relating to or arising under the Purchase Agreement.

This Assignment may be executed by facsimile and in any number of counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument.

[Signature Page Attached]

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PAGE 02

EXHIBIT B

[Signature Page to]

[Assignment and Assumption of Agreement for Sale and Purchase of Real Property]

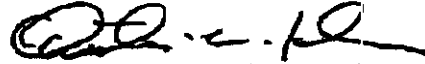
IN WITNESS WHEREOF, Assignor and Assignee have caused this Assignment to be executed on the date and year first above written.

ASSIGNOR:

BRCP/UNICO TERRY AVENUE, LLC ,
a Delaware limited liability company

By: **Unico Terry Sponsors, LLC**
a Delaware limited liability company
Its: **Managing Member**

By: **Unico Office Investors, LLC,**
a Delaware limited liability company
Its: **Manager**

By: 
Name: Quentin W. Kahan
Title: SVP

ASSIGNEE:

BRCP QWEST SEATTLE I, LLC,
a Delaware limited liability company

By: **BRCP Realty, L.P. I,**
a Delaware limited partnership
Its: **Sole Member**

By: **BRCP Gen-Par, LLC,**
a Delaware limited liability company
Its: **General Partner**

By: _____
Name:
Title: **Managing Director**

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[Signature Page to]
[Assignment and Assumption of Agreement for Sale and Purchase of Real Property]

IN WITNESS WHEREOF, Assignor and Assignee have caused this Assignment to be executed on the date and year first above written.

ASSIGNOR:

BRCP/UNICO TERRY AVENUE, LLC,
a Delaware limited liability company

By: Unico Terry Sponsors, LLC
a Delaware limited liability company
Its: Managing Member

By: Unico Office Investors, LLC,
a Delaware limited liability company
Its: Manager


By: _____
Name: _____
Title: _____

ASSIGNEE:

BRCP QWEST SEATTLE I, LLC,
a Delaware limited liability company

By: BRCP Realty, L.P. I,
a Delaware limited partnership
Its: Sole Member

By: BRCP Gen-Par, LLC,
a Delaware limited liability company
Its: General Partner


By: 
Name: T. Paul Wilson
Title: Managing Director

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Seller hereby acknowledges and agrees to the terms of this Assignment.

SELLER:

QWEST CORPORATION, a Colorado corporation

By: 
 Print Name: LARRY D. EMERSON
 Its: DIRECTOR - REAL ESTATE

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