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RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 9 P.

RECORDING REQUESTED BY:
Mountain West REIT, LLC
c/o Taylor Derrick Capital, LLC
2298 W. Horizon Ridge Pkwy #213
Henderson, NV 89052
Loan # 791

CT-117959-CAF
TIN 20-26-101-006, 20-26-320-013, 20-26-320-010 & 20-26-320-011
**MODIFICATION OF DEED OF TRUST, ASSIGNMENT OF LEASES AND
RENTS, SECURITY AGREEMENT, AND FIXTURE FILING**

THIS MODIFICATION OF DEED OF TRUST dated October 2, 2019, is made and executed between **CW COPPER RIM 1, LLC**, a Utah limited liability company (the "Trustor" or "Borrower") and Mountain West REIT, LLC, whose address is 357 West 200 South #200, Salt Lake City, UT 84101 ("Lender").

Lender and Trustor have entered into a Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated January 12, 2018 and recorded in the office of the Salt Lake County Recorder on January 16, 2018 as Entry Number 12698422 (the "Deed of Trust").

REAL PROPERTY DESCRIPTION. The Deed of Trust covers the following described real property located in Salt Lake County, State of Utah:

SEE **SCHEDULE A** ATTACHED HERETO AND MADE A PART HEREOF.

MODIFICATION. Lender and Borrower hereby modify the Deed of Trust to encumber additional real property located in West Jordan, Utah, and further described as follows:

SEE **SCHEDULE B** ATTACHED HERETO AND MADE A PART HEREOF.

Lender and Borrower hereby **FURTHER MODIFY** the Deed of Trust to increase the secured amount of said Deed of Trust to **NINE MILLION TWO HUNDRED TWENTY EIGHT THOUSAND and 00/100 DOLLARS (\$9,228,000.00)**.

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Deed of Trust shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Deed of Trust as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the Promissory Note secured by the

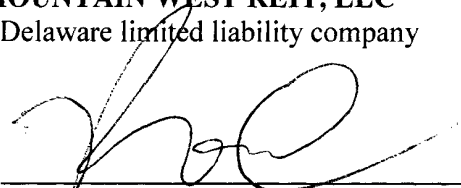
Deed of Trust (the "Note"). It is the intention of Lender to retain as liable all parties to the Deed of Trust and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, if any, shall not be released by virtue of this Modification.

TRUSTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST AND TRUSTOR AGREES TO ITS TERMS.

THIS MODIFICATION OF DEED OF TRUST IS DATED October 2, 2019.

"LENDER"

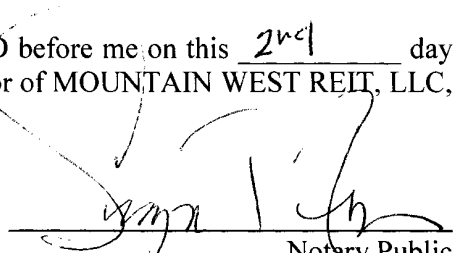
MOUNTAIN WEST REIT, LLC
a Delaware limited liability company



By: Rocky Derrick, Director

STATE OF UTAH }
 } ss.
COUNTY OF SALT LAKE }

The foregoing instrument was ACKNOWLEDGED before me on this 2nd day of October, 2019, by Rocky Derrick, Director of MOUNTAIN WEST REIT, LLC, a Delaware limited liability company.



Notary Public

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

Beginning at a point East 875.02 feet and North 2650.88 feet from the South quarter corner of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 89°43'41" West 902.45 feet; thence South 31°08'52" West 100.77 feet; thence North 58°51'12" West 175.97 feet; thence North 58°51'10" West 53.50 feet; thence South 31°08'53" West 154.22 feet; thence along a 473.25 foot radius (center bears 08°52'30") curve to the right a distance of 73.30 feet (chord bears South 35°35'07" West 73.23 feet); thence South 40°01'22" West 72.72 feet; thence North 49°58'38" West 105.25 feet; thence along a 1044.87 foot radius (center bears 13°29'15") curve to the left a distance of 245.96 feet (chord bears North 55°31'50" West 245.40 feet); thence North 62°16'27" West 130.21 feet; thence along a 1035.00 foot radius (center bears 03°46'32") curve to the left a distance of 68.20 feet (chord bears North 64°09'44" West 68.19 feet); thence North 67°23'47" West 53.52 feet; thence North 69°54'26" West 235.24 feet; thence along a 164.98 foot radius (center bears 17°18'17") curve to the right a distance of 49.83 feet (chord bears North 61°15'19" West 49.64 feet); thence South 37°23'44" West 70.00 feet; thence South 30°51'34" West 28.21 feet; thence South 32°52'23" West 86.69 feet; thence South 35°27'43" West 48.94 feet; thence along a 276.75 foot radius (center bears 10°29'32") curve to the left a distance of 50.68 feet (chord bears South 30°12'57" West 50.61 feet); thence South 24°58'11" West 26.18 feet; thence along a 76.75 foot radius (center bears 09°12'41") curve to the left a distance of 12.34 feet (chord bears South 20°21'51" West 12.33 feet); thence along a 25.00 foot radius (center bears 47°11'30") curve to the right a distance of 20.59 feet (chord bears South 39°21'15" West 20.01 feet); thence South 03°07'59" West 41.49 feet; thence South 57°13'13" West 100.80 feet; thence South 32°46'47" East 1132.26 feet; thence North 57°13'13" East 218.98 feet; thence along a 526.75 foot radius (center bears 17°11'51") curve to the left a distance of 158.11 feet (chord bears North 48°37'18" East 157.51 feet); thence North 40°01'22" East 344.74 feet; thence along a 473.25 foot radius (center bears 14°40'42") curve to the right a distance of 121.24 feet (chord bears North 47°21'43" East 120.91 feet); thence North 54°42'04" East 33.10 feet; thence South 35°17'56" East 166.63 feet; thence along a 1035.00 foot radius (center bears 18°46'22") curve to the left a distance of 339.11 feet (chord bears South 44°41'06" East 337.60 feet); thence South 54°04'17" East 97.92 feet; thence along a 965.00 foot radius (center bears 08°57'58") curve to the right a distance of 151.01 feet (chord bears South 49°35'19" East 150.85 feet); thence South 45°06'20" East 240.71 feet; thence along a 1908.69 foot radius (center bears 07°44'15") curve to the right a distance of 257.76 feet (chord bears South 41°36'54" East 257.56 feet); thence along a 959.96 foot radius (center bears 23°53'11") curve to the right a distance of 400.20 feet (chord bears South 22°47'33" East 397.30 feet); thence North 78°18'46" East 77.37 feet; thence along a 1040.00 foot radius (center bears 33°25'06") curve to the left a distance of 606.59 feet (chord bears North 28°23'47" West 598.03 feet); thence North 45°06'20" West 335.18 feet; thence along a 1035.52 foot radius (center bears 08°57'41") curve to the left a distance of 161.96 feet (chord bears North 49°35'18" West 161.80 feet); thence North 54°04'17" West 97.92 feet; thence along a 964.94 foot radius (center bears 18°46'26") curve to the right a distance of 316.18 feet (chord bears North 44°41'08" West 314.77 feet); thence North 58°15'48" East 276.34 feet; thence along a 326.75 foot radius (center bears 09°27'15") curve to the left a distance of 53.92 feet (chord bears South 36°27'51" East 53.85 feet); thence along a 691.75 foot radius (center bears 12°52'49") curve to the left a distance of 155.51 feet (chord bears South 47°37'53" East 155.18 feet); thence South 54°04'17" East 97.92 feet; thence along a 1308.25 foot radius (center bears 03°15'58") curve to the right a distance of 74.57 feet (chord bears South 52°26'19" East 74.56 feet); thence along a 326.75 foot radius (center bears 39°14'00") curve to the left a distance of 223.74 feet (chord bears South 70°25'20" East 219.40 feet); thence North 89°57'40" East 243.65 feet; thence North 00°43'42" West 818.60 feet to the point of beginning. (aka Proposed Copper Rim Phases 1 and 2)

LESS AND EXCEPTING that portion lying East of the West 213 1/3 rods of the Southerly half of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian.

PARCEL 2:

Beginning at a point North 89°58'45" East 908.73 feet from the South quarter corner of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian and running thence South 89°58'45" West 19.13 feet; thence North 00°38'32" West 78.35 feet; thence South 89°59'21" West 80.00 feet; thence North 00°38'32" West 598.13

feet to a point of curvature; thence along a 959.96 foot radius (center bears 10°12'28") curve to the left a distance of 171.03 feet (chord bears North 05°44'46" West 170.80 feet); thence North 78°18'46" East 115.16 feet; thence South 00°43'42" East 869.76 feet to the point of beginning. (aka Jensen Roadway & Open Space Parcel)

LESS AND EXCEPTING that portion lying East of the West 213 1/3 rods of the Southerly half of Section 26, Township 2 South, Range 2 West, Salt Lake Base and Meridian.

Tax Id No.: 20-26-326-003-4001, 20-26-326-003-4002, 20-26-101-004-4001 and 20-26-101-004-4002

EXHIBIT B

ADDITIONAL PROPERTY LEGAL DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 00°35'36" WEST 1999.77 FEET AND WEST 141.94 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 35°18'25" WEST 131.15 FEET; THENCE SOUTH 54°42'04" WEST 33.10 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 473.26 FOOT RADIUS CURVE TO THE LEFT 121.24 FEET (CHORD SOUTH 47°21'43" WEST 120.91 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 40°01'22" WEST 344.74 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF 526.73 FOOT RADIUS CURVE TO THE RIGHT 158.10 FEET (CHORD SOUTH 48°37'18" WEST 157.51 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 57°13'13" WEST 218.98 FEET; THENCE SOUTH 32° 47'07" EAST 131.15 FEET; THENCE NORTH 57°13'13" EAST 218.98 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A 648.75 FOOT RADIUS CURVE TO THE LEFT 194.72 FEET (CHORD NORTH 48°37'18" EAST 193.99 FEET) TO A POINT OF TANGENCY; THENCE NORTH 40°01'22" EAST 344.74 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A 351.25 FOOT RADIUS CURVE TO THE RIGHT 89.98 FEET (CHORD NORTH 47°21'43" EAST 89.74 FEET) TO A POINT OF TANGENCY; THENCE NORTH 54°42'04" EAST 33.51 FEET TO THE POINT OF BEGINNING. (PARCEL A)

ALSO:

BEGINNING AT A POINT WHICH IS NORTH 00°35'36" WEST 2560.49 FEET AND WEST 53.02 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 31°08'34" EAST 1.56 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF A 467.25 FOOT RADIUS (CENTER BEARS NORTH 35°51'46" EAST) 66.89 FEET (CHORD NORTH 50°02'10" WEST 66.83 FEET); THENCE NORTH 45°55'16" WEST 97.65 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE RIGHT 25.56 FEET (CHORD NORTH 07°23'09" WEST 23.67 FEET) TO A POINT OF TANGENCY; THENCE NORTH 31°08'53" EAST 8.29 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A 351.75 FOOT RADIUS CURVE TO THE LEFT 16.12 FEET (CHORD NORTH 29°50'07" EAST 16.12 FEET); THENCE NORTH 61°28'39" WEST 53.50 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 61°28'39" WEST) 35.00 FEET (CHORD SOUTH 81°18'05" WEST 30.26 FEET) TO A POINT OF TANGENCY; THENCE NORTH 45°55'10" WEST 17.13 FEET; THENCE SOUTH 44°04'50" WEST 70.00 FEET; THENCE SOUTH 45°55'10" EAST 42.23 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE RIGHT 25.56 FEET (CHORD SOUTH 07°23'10" EAST 23.67 FEET); THENCE NORTH 31°08'21" EAST 37.63 FEET; THENCE SOUTH 58°51'12" EAST 229.47 FEET TO THE POINT OF BEGINNING. (PARCEL B)

ALSO:

BEGINNING AT A POINT WHICH IS NORTH 00°35'36" WEST 2431.94 FEET AND WEST 419.89 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 40°01'23" EAST 72.72 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A 473.25 FOOT RADIUS CURVE TO THE LEFT 73.30 FEET (CHORD NORTH 35°35'08" EAST 73.23 FEET); THENCE NORTH 31°08'53" EAST 23.24 FEET; THENCE NORTH 57°21'14" WEST 102.85 FEET; THENCE NORTH 32°02'47" EAST 15.91 FEET; THENCE NORTH 19°40'50" WEST 23.86 FEET; THENCE NORTH 60°07'49" WEST 9.76 FEET; THENCE NORTH 57°21'14" WEST 66.00 FEET; THENCE NORTH 52°01'34" WEST 59.84 FEET; THENCE NORTH 57°36'46" WEST 28.42 FEET; THENCE NORTH 57°33'42" WEST 166.82 FEET; THENCE NORTH 30°21'18" WEST 10.19 FEET; THENCE NORTH 55°17'21" WEST 30.84 FEET; THENCE NORTH 88°16'48" WEST 10.14 FEET; THENCE NORTH 57°27'50" WEST 179.85 FEET; THENCE NORTH 41°02'22" WEST 111.00 FEET; THENCE NORTH 48°35'46" WEST 34.30 FEET; THENCE NORTH 87°43'08" WEST 23.58 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF A 60.32 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 07°08'37" EAST) 48.18 FEET (CHORD NORTH 59°58'30" WEST 46.91 FEET) TO A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF A 89.52 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 49°22'00" WEST) 60.17 FEET (CHORD NORTH 21°22'38" WEST 59.05 FEET) TO A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF A 19.11 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 83°11'00" WEST) 28.21 FEET (CHORD NORTH 49°06'39" WEST 25.71 FEET); THENCE SOUTH 89°22'11" WEST 103.70 FEET; THENCE SOUTH 85°17'01" WEST 16.19 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 50.00 RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 11°58'53" EAST) 24.04 FEET (CHORD SOUTH 64°14'45" WEST 23.81 FEET); THENCE SOUTH 87°40'13" WEST 70.00 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 545.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 87°40'13" EAST) 269.53 FEET (CHORD SOUTH 16°29'52" EAST 266.80 FEET) TO THE POINT ON A CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 59°20'03" WEST) 28.30 FEET (CHORD SOUTH 12°00'28" WEST 25.76 FEET); THENCE SOUTH 35°19'07" EAST 30.17 FEET; THENCE NORTH 37°23'44" EAST 11.13 FEET TO THE POINT ON A CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 164.98 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 37°23'50" WEST) 49.83 FEET (CHORD SOUTH 61°15'19" EAST 49.64 FEET); THENCE SOUTH 69°54'26" EAST 235.24 FEET; THENCE SOUTH 67°23'47" EAST 53.52 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 1035.00 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 23°57'00" WEST) 68.20 FEET (CHORD SOUTH 64°09'44" EAST 68.19 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 62°16'27" EAST 130.21 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 1044.91 FOOT RADIUS CURVE TO THE RIGHT 245.97 FEET (CHORD SOUTH 55°31'50" EAST 245.40 FEET); THENCE SOUTH 49°58'38" EAST 105.25 FEET TO THE POINT OF BEGINNING. (PARCEL C)

ALSO:

BEGINNING AT A POINT WHICH IS SOUTH 89°58'45" WEST 1491.42 FEET AND NORTH 2471.49 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 57°13'13" EAST 100.79 FEET; THENCE NORTH 03°07'59" EAST 41.49 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 27°03'19" WEST) 20.59 FEET (CHORD NORTH 39°21'15" EAST 20.01 FEET) TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A 76.75 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 74°14'35" WEST) 12.34 FEET (CHORD NORTH 20°21'51" EAST 12.33 FEET); THENCE NORTH 24°58'11" EAST 26.18 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A 276.75 FOOT RADIUS CURVE TO THE RIGHT 50.68 FEET (CHORD NORTH 30°12'57" EAST 50.61 FEET) TO A POINT OF TANGENCY; THENCE NORTH 35°27'43" EAST 48.94 FEET; THENCE NORTH 32°52'23" EAST 86.69 FEET; THENCE NORTH 30°51'34" EAST 28.21 FEET; THENCE NORTH 37°23'44" EAST 58.87 FEET; THENCE NORTH 35°19'07" WEST 30.17 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A 19.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 35°19'07" WEST) 23.30 FEET (CHORD NORTH 12°00'28" EAST 25.76 FEET) TO A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF A 545.00 RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 59°20'03" EAST) 269.53 FEET (CHORD NORTH 16°29'52" WEST 266.80 FEET) TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF A 544.38 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 87°39'44" EAST) 92.15 FEET (CHORD NORTH 02°30'43" EAST 92.04 FEET) TO A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF A 65.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 82°38'29" WEST) 123.07 FEET (CHORD NORTH 46°53'03" WEST 105.49 FEET); THENCE NORTH 11°07'36" WEST 87.34 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF A 1528.85 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 12°54'41" EAST) 585.66 FEET (CHORD SOUTH 66°06'52" WEST 582.08 FEET); THENCE SOUTH 30°26'17" EAST 63.22 FEET; THENCE SOUTH 32°46'47" EAST 760.43 FEET TO THE POINT OF BEGINNING. (PARCEL D)

ALSO:

BEGINNING AT A POINT WHICH IS NORTH 89°58'45" EAST 181.48 FEET AND NORTH 1754.55 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 26, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 54°04'17" WEST 55.79 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF A 964.94 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 35°55'39" EAST) 316.18 FEET (CHORD NORTH 44°41'08" WEST 314.77 FEET); THENCE NORTH 58°15'48" EAST 276.34 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 326.75 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 58°15'45" EAST) 53.91 FEET (CHORD SOUTH 36°27'51" EAST 53.85 FEET) TO A POINT ON A CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF A 691.75 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 48°48'31" EAST) 155.51 FEET (CHORD SOUTH 47°37'53" EAST

155.18 FEET); THENCE SOUTH 54°04'17" EAST 55.76 FEET; THENCE SOUTH 35°55'05"
WEST 273.25 FEET TO THE POINT OF BEGINNING. (PARCEL E)