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9/4/2019 4:19:00 PM \$40.00  
Book - 10825 Pg - 5800-5803  
RASHELLE HOBBS  
Recorder, Salt Lake County, UT  
COTTONWOOD TITLE  
BY: eCASH, DEPUTY - EF 4 P.

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

APN: 20-26-326-003-4001, 20-26-326-003-4002, 20-26-101-004-4001 and 20-26-101-004-4002

CT-98090-AF

### MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated August 6, 2019, is made and executed between CW COPPER RIM 1, LLC, a Utah limited liability company (the "Trustor" or "Borrower") and Mountain West Debt Fund, LP, whose address is 357 West 200 South #200, Salt Lake City, UT 84101 ("Lender").

Lender and Trustor have entered into a Deed of Trust, Security Agreement, Assignment of Leases and Rents 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 real property located in Salt Lake County, State of Utah, as more particularly described therein.

**MODIFICATION.** Lender and Borrower hereby modify the Deed of Trust to increase the secured amount of said Deed of Trust to SIX MILLION EIGHT HUNDRED THOUSAND and 00/100 DOLLARS (\$6,800,000.00).

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 Secured 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 endorser 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 August 6, 2019.

"BORROWER"

CW COPPER RIM 1, LLC  
A Utah limited liability company

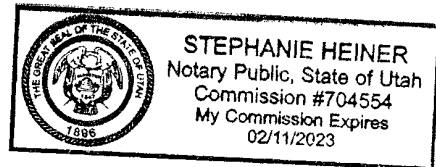
By: CW Development Group, LLC fka CW Group, LLC  
A Utah limited liability company  
Its: Manager

By: Colin Wright  
Name: Colin Wright  
Title: Sole Member/Manager

STATE OF Utah }  
  }  
COUNTY OF Davis }

The foregoing instrument was ACKNOWLEDGED before me on this 3rd day of September 2019, by Colin Wright, Sole Member/Manager of CW COPPER RIM 1, LLC, a Utah limited liability company.

Stephanie Heiner  
Notary Public



**EXHIBIT A  
PROPERTY 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