

RECORDING REQUESTED BY:
Mountain West Debt Fund, LP
c/o Taylor Derrick Capital, LLC
2298 W. Horizon Ridge Pkwy #213
Henderson, NV 89052
Loan # 816

APN: 15-019-0101, 15-019-0102, 15-019-0103, 15-019-0104, 15-019-0105, 15-019-0106, 15-019-0107, 15-019-0108, 15-019-0109, 15-019-0110, 15-019-0111, 15-019-0112, 15-019-0113, 15-019-0114, 15-019-0115, 15-019-0116, 15-019-0117, 15-019-0118, 15-019-0119, 15-019-0120, 15-019-0121, 15-019-0122, 15-019-0123, 15-019-0124, 15-019-0125, 15-019-0126, 15-019-0127, 15-019-0128, 15-019-0129, 15-019-0130, 15-019-0131, 15-019-0132, 15-019-0133, 12-103-0101, 12-103-0102 and 12-103-0093 (for reference purposes only)

121150-ETF

MODIFICATION OF DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT, AND FIXTURE FILING

THIS MODIFICATION OF DEED OF TRUST dated January 1, 2020, is made and executed between **CW THE FIELDS, 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, Security Agreement, Assignment of Leases and Rents and Fixture Filing dated August 15, 2018 and recorded in the office of the Davis County Recorder on August 16, 2018 as Entry Number 3111476 in Book 7079 at Page 575-615 (the "Deed of Trust").

REAL PROPERTY DESCRIPTION. The Deed of Trust covers the following described real property located in Davis 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 increase the secured amount of said Deed of Trust to FOUR MILLION EIGHT HUNDRED THOUSAND and 00/100 DOLLARS (\$4,800,000.00).

SCHEDULE A

The Fields

PARCEL 1:

Lots 101 through 133, inclusive, THE FIELDS SUBDIVISION PHASE 1, according to the official plat thereof on file and of record in the office of the Davis County Recorder.

PARCEL 2:

A portion of the Southwest quarter of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian, located in Syracuse City, Utah, more particularly described as follows:

Beginning at a point located North 89°48'25" West along the section line 829.39 feet and North 00°11'15" East 244.83 feet from the South quarter corner of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian (Basis of Bearing: North 89°48'25" West between the Southeast corner and the South quarter corner of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian); thence North 67°47'31" West 536.77 feet to a point on the 1/16th (40 acre) line as described in Deed recorded December 3, 1906 in Book U, at Page 161 from Union Pacific Railroad to William Moss and the East line of that Real Property described in Deed Book 6840 Page 1079 of official records of Davis County; thence North 00°11'16" East along said 1/16th (40 acre) line and deed line 71.18 feet to the Southwesterly corner of that Real Property described in Deed Entry No. 3062407; thence along said deed the following 3 (three) courses and distances: 1) South 67°47'31" East 449.99 feet; 2) North 708.16 feet; 3) West 414.84 feet to a point on the said 1/16th (40 acre) line and the East line of that real property described in Deed Book 6840 Page 1079 of official records of Davis County; thence North 00°11'16" East along said 1/16th (40 acre) line and said deed 1,580.19 feet to the quarter section line; thence South 89°40'13" East along the quarter section line 497.59 feet; thence South 00°11'15" West 2,389.47 feet to the point of beginning.

LESS any portion thereof lying within the street known as Gentile Street.

ALSO LESS a portion of the Southwest quarter, Northwest quarter and Northeast quarter of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian, located in Syracuse City, Utah, more particularly described as follows:

Beginning at a point located North 89°48'25" West along the section line 331.77 feet and North 00°11'13" East 43.63 feet from the South quarter corner of said Section 21; thence North 67°47'31" West 1073.54 feet to a point on the East line of that Real Property described in Deed Book 6840 at Page 1079 of official records of Davis County; thence North 00°11'16" East along said deed and along the East line of that Real Property described in Deed Book 6787 at Page 1040 of official records of Davis County and along the 1/16th (40 acre) section line 1030.33 feet; thence South 89°39'33" East 117.00 feet; thence North 00°11'16" East 98.04 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.52 feet through a central angle of 89°50'49" Chord: North 44°44'08" West 21.18 feet; thence North 00°06'41" East 60.00 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius

bears: North 00°20'27" East) a distance of 23.60 feet through a central angle of 90°09'11" Chord: North 45°15'52" East 21.24 feet; thence North 00°11'16" East 414.00 feet; thence North 89°48'44" West 117.00 feet to a point on the East line of that real property described in Deed Book 6787 at Page 1040 of official records of Davis County; thence North 00°11'16" East along said deed and along the 1/16th (40 acre) section line 557.39 feet to the quarter section line; thence South 89°40'13" East along the quarter section line 803.26 feet; thence North 00°04'33" East 58.00 feet; thence South 89°40'13" East 1105.14 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.60 feet through a central angle of 90°08'03" Chord: North 45°15'46" East 21.24 feet; thence North 00°11'45" East 588.26 feet; thence South 89°48'15" East 75.00 feet; thence South 00°11'45" West 661.47 feet to the quarter section line; thence North 89°40'13" West along the quarter section line 1003.13 feet; thence South 00°11'13" West 215.16 feet; thence North 89°48'47" West 117.00 feet; thence South 00°11'13" West 85.84 feet; thence North 89°39'33" West 628.60 feet; thence South 00°11'16" West 173.00 feet; thence North 89°39'33" West 57.55 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.60 feet through a central angle of 90°09'11" Chord: South 45°15'52" West 21.24 feet; thence South 00°11'16" West 196.00 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.52 feet through a central angle of 89°50'49" Chord: South 44°44'08" East 21.18 feet; thence South 00°06'41" West 60.00 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: South 00°20'27" West) a distance of 23.60 feet through a central angle of 90°09'11" Chord: South 45°15'52" West 21.24 feet; thence South 00°11'16" West 196.00 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.52 feet through a central angle of 89°50'49" Chord: South 44°44'08" East 21.18 feet; thence South 00°06'41" West 60.00 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: South 00°20'27" West) a distance of 23.60 feet through a central angle of 90°09'11" Chord: South 45°15'52" West 21.24 feet; thence South 00°11'16" West 97.96 feet; thence South 89°39'33" East 818.21 feet; thence South 00°11'13" West 1430.18 feet to the point of beginning.

ALSO LESS a portion of the Southwest quarter of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian, located in Syracuse City, Utah, more particularly described as follows:

Beginning at a point located North 89°48'25" West along the section line 577.16 feet and North 1474.44 feet from the South quarter corner of said Section 21; thence North 89°39'33" West 568.00 feet; thence North 00°11'16" East 97.96 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.60 feet through a central angle of 90°09'11" Chord: North 45°15'52" East 21.24 feet; thence North 00°06'41" East 60.00 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: North 00°20'27" East) a distance of 23.52 feet through a central angle of 89°50'49" Chord: North 44°44'08" West 21.18 feet; thence North 00°11'16" East 196.00 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.60 feet through a central angle of 90°09'11" Chord: North 45°15'52" East 21.24 feet; thence North 00°06'41" East 60.00 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: North 00°20'27" East) a distance of 23.52 feet through a central angle of 89°50'49" Chord: North 44°44'08" West 21.18 feet; thence North 00°11'16" East 196.00 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.60 feet through a central angle of

90°09'11" Chord: North 45°15'52" East 21.24 feet; thence South 89°39'33" East 57.55 feet; thence South 00°11'16" West 113.00 feet; thence South 89°39'33" East 496.00 feet; thence South 00°11'16" West 399.00 feet; thence South 00°45'15" West 60 feet; thence South 00°11'16" West 113.00 feet to the point of beginning.

ALSO LESS a portion of the Southwest quarter of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian, located in Syracuse City, Utah, more particularly described as follows:

Beginning at a point located North 89°48'25" West along the section line 1205.16 feet and North 1476.07 feet from the South quarter corner of said Section 21; thence North 89°39'33" West 117.00 feet to the Easterly line of that Real Property described in Deed Book 6787 at Page 1040 of the official records of Davis County; thence North 00°11'16" East along said deed 601.73 feet; thence South 89°48'44" East 117.00 feet; thence South 00°11'16" West 414.00 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.60 feet through a central angle of 90°09'11" Chord: South 45°15'52" West 21.24 feet; thence South 00°06'41" West 60.00 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: South 00°20'27" West) a distance of 23.52 feet through a central angle of 89°50'49" Chord: South 44°44'08" East 21.18 feet; thence South 00°11'16" West 98.04 feet to the point of beginning.

PARCEL 3:

A portion of the Southwest quarter of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian, located in Syracuse City, Utah, more particularly described as follows:

Beginning at a point located West 52.5 chains and North 237.69 feet from the Southeast corner of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian; thence North 2402.31 feet; thence East 7.5 chains; thence South 2602.45 feet; thence North 67°59'06" West 533.93 feet to the point of beginning.

ALSO LESS a portion of the Southwest quarter, Northwest quarter and Northeast quarter of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian, located in Syracuse City, Utah, more particularly described as follows:

Beginning at a point located North 89°48'25" West along the section line 331.77 feet and North 00°11'13" East 43.63 feet from the South quarter corner of said Section 21; thence North 67°47'31" West 1073.54 feet to a point on the East line of that Real Property described in Deed Book 6840 at Page 1079 of official records of Davis County; thence North 00°11'16" East along said deed and along the East line of that Real Property described in Deed Book 6787 at Page 1040 of official records of Davis County and along the 1/16th (40 acre) section line 1030.33 feet; thence South 89°39'33" East 117.00 feet; thence North 00°11'16" East 98.04 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.52 feet through a central angle of 89°50'49" Chord: North 44°44'08" West 21.18 feet; thence North 00°06'41" East 60.00 feet; thence Northeasterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: North 00°20'27" East) a distance of 23.60 feet through a central angle of 90°09'11" Chord:

North 45°15'52" East 21.24 feet; thence North 00°11'16" East 414.00 feet; thence North 89°48'44" West 117.00 feet to a point on the East line of that real property described in Deed Book 6787 at Page 1040 of official records of Davis County; thence North 00°11'16" East along said deed and along the 1/16th (40 acre) section line 557.39 feet to the quarter section line; thence South 89°40'13" East along the quarter section line 803.26 feet; thence North 00°04'33" East 58.00 feet; thence South 89°40'13" East 1105.14 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.60 feet through a central angle of 90°08'03" Chord: North 45°15'46" East 21.24 feet; thence North 00°11'45" East 588.26 feet; thence South 89°48'15" East 75.00 feet; thence South 00°11'45" West 661.47 feet to the quarter section line; thence North 89°40'13" West along the quarter section line 1003.13 feet; thence South 00°11'13" West 215.16 feet; thence North 89°48'47" West 117.00 feet; thence South 00°11'13" West 85.84 feet; thence North 89°39'33" West 628.60 feet; thence South 00°11'16" West 173.00 feet; thence North 89°39'33" West 57.55 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.60 feet through a central angle of 90°09'11" Chord: South 45°15'52" West 21.24 feet; thence South 00°11'16" West 196.00 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.52 feet through a central angle of 89°50'49" Chord: South 44°44'08" East 21.18 feet; thence South 00°06'41" West 60.00 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: South 00°20'27" West) a distance of 23.60 feet through a central angle of 90°09'11" Chord: South 45°15'52" West 21.24 feet; thence South 00°11'16" West 196.00 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.52 feet through a central angle of 89°50'49" Chord: South 44°44'08" East 21.18 feet; thence South 00°06'41" West 60.00 feet; thence Southwesterly along the arc of a non-tangent curve to the left having a radius of 15.00 feet (radius bears: South 00°20'27" West) a distance of 23.60 feet through a central angle of 90°09'11" Chord: South 45°15'52" West 21.24 feet; thence South 00°11'16" West 97.96 feet; thence South 89°39'33" East 818.21 feet; thence South 00°11'13" West 1430.18 feet to the point of beginning.

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Beginning at a point located North 89°48'25" West along the section line 577.16 feet and North 1474.44 feet from the South quarter corner of said Section 21; thence North 89°39'33" West 568.00 feet; thence North 00°11'16" East 97.96 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.60 feet through a central angle of 90°09'11" Chord: North 45°15'52" East 21.24 feet; thence North 00°06'41" East 60.00 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: North 00°20'27" East) a distance of 23.52 feet through a central angle of 89°50'49" Chord: North 44°44'08" West 21.18 feet; thence North 00°11'16" East 196.00 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.60 feet through a central angle of 90°09'11" Chord: North 45°15'52" East 21.24 feet; thence North 00°06'41" East 60.00 feet; thence Northwesterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: North 00°20'27" East) a distance of 23.52 feet through a central angle of 89°50'49" Chord: North 44°44'08" West 21.18 feet; thence North 00°11'16" East 196.00 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.60 feet through a central angle of 90°09'11" Chord: North 45°15'52" East 21.24 feet; thence South 89°39'33" East 57.55 feet; thence

South 00°11'16" West 113.00 feet; thence South 89°39'33" East 496.00 feet; thence South 00°11'16" West 399.00 feet; thence South 00°45'15" West 60 feet; thence South 00°11'16" West 113.00 feet to the point of beginning.

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Beginning at a point located North 89°48'25" West along the section line 1205.16 feet and North 1476.07 feet from the South quarter corner of said Section 21; thence North 89°39'33" West 117.00 feet to the Easterly line of that Real Property described in Deed Book 6787 at Page 1040 of the official records of Davis County; thence North 00°11'16" East along said deed 601.73 feet; thence South 89°48'44" East 117.00 feet; thence South 00°11'16" West 414.00 feet; thence along the arc of a curve to the right with a radius of 15.00 feet a distance of 23.60 feet through a central angle of 90°09'11" Chord: South 45°15'52" West 21.24 feet; thence South 00°06'41" West 60.00 feet; thence Southeasterly along the arc of a non-tangent curve to the right having a radius of 15.00 feet (radius bears: South 00°20'27" West) a distance of 23.52 feet through a central angle of 89°50'49" Chord: South 44°44'08" East 21.18 feet; thence South 00°11'16" West 98.04 feet to the point of beginning.

PARCEL 4:

A portion of the Southwest quarter of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian, located in Syracuse City, Utah, more particularly described as follows:

Beginning at a point located West 52.5 chains and North 237.69 feet from the Southeast corner of Section 21, Township 4 North, Range 2 West, Salt Lake Base and Meridian; thence North 12.06 feet, more or less, to the Southerly line of Annex recorded August 28, 2018 as Entry No. 3113664 in Book 7087 at Page 87 of official records of Davis County; thence along said line the following course: South 67°47'31" East 534.69 feet; thence South 10.05 feet, more or less, to the Southerly line of property conveyed in Warranty Deed recorded August 16, 2018 as Entry No. 3111456 in Book 7079 at Page 458 of official records of Davis County; thence along said line the following course: North 67°59'06" West 533.93 feet to the point of beginning.

APNS – 15-019-0101, 15-019-0102, 15-019-0103, 15-019-0104, 15-019-0105, 15-019-0106, 15-019-0107, 15-019-0108, 15-019-0109, 15-019-0110, 15-019-0111, 15-019-0112, 15-019-0113, 15-019-0114, 15-019-0115, 15-019-0116, 15-019-0117, 15-019-0118, 15-019-0119, 15-019-0120, 15-019-0121, 15-019-0122, 15-019-0123, 15-019-0124, 15-019-0125, 15-019-0126, 15-019-0127, 15-019-0128, 15-019-0129, 15-019-0130, 15-019-0131, 15-019-0132, 15-019-0133, 12-103-0101, 12-103-0102 and 12-103-0093