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RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 33 P.

WHEN RECORDED, RETURN TO:

America First Federal Credit Union
4051 South 1900 West
Roy, Utah 84067
Attn: Commercial Real Estate Department
128201- CAB
Loan No. 4054174001

Fee Tax Parcel Nos. 33-22-326-002
33-22-451-002
33-22-401-014
33-22-401-013

**CONSTRUCTION LOAN FEE AND LEASEHOLD DEED OF TRUST,
ASSIGNMENT OF RENTS AND LEASES,
SECURITY AGREEMENT
AND FIXTURE FILING**

THIS CONSTRUCTION LOAN FEE AND LEASEHOLD DEED OF TRUST, ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING (the "Deed of Trust") is made and entered into effective as of the 25th day of August, 2020, by and among CEJ Real Estate LLC, a Utah limited liability company, as to an undivided 24% interest and STASTA, LLC, a Utah limited liability company, as to an undivided 76% interest company (together, "Trustor"), in favor of Cottonwood Title Insurance Agency, Inc. ("Trustee"), for the benefit of AMERICA FIRST FEDERAL CREDIT UNION ("Beneficiary").

RECITALS:

A. Trustor is the owner of fee simple title and leasehold title in and to certain real property located in Salt Lake County, Utah, as more particularly described on Exhibit "A" attached to and incorporated by reference in this Deed of Trust (the "Property").

B. Trustor applied to Beneficiary for financing in the maximum principal amount of THIRTEEN MILLION EIGHT HUNDRED EIGHTY-FIVE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$13,885,500.00), to be secured by the Property.

C. Beneficiary has committed to extend the financing to Trustor, provided that Beneficiary obtains a first position deed of trust lien against the Property.

NOW, THEREFORE, upon the terms, covenants and conditions set forth in this Deed of Trust, and for other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, TRUSTOR HEREBY CONVEYS AND WARRANTS TO TRUSTEE, IN TRUST, WITH POWER OF SALE, and hereby grants to Beneficiary, as a secured party, a security interest in the following described real and personal property:

GRANTING CLAUSE I:
GROUND LEASEHOLD

The leasehold interest in the real property more particularly described as Tract 4 on Exhibit "A" created pursuant to that certain ground lease more particularly described on Exhibit "B" attached to and incorporated by reference in this Deed of Trust (as amended, supplemented, renewed or replaced, the "Ground Lease"), together with all rights, privileges and prerogatives of Trustor, as tenant under the Ground Lease and owner of the ground leasehold estate, of use, occupancy and enjoyment, and in and to all rents,

income and profits arising from or pursuant to the Ground Lease, including, without limitation, the right, privilege and prerogative of Trustor, if any, as tenant under the Ground Lease to surrender the leasehold estate created by the Ground Lease or to terminate, cancel, modify, change, supplement, alter or amend the Ground Lease or to renew or extend the Ground Lease for a succeeding term or terms, and all rights of Trustor under the Ground Lease in connection with any bankruptcy or insolvency proceeding of the lessor under the Ground Lease, if any.

GRANTING CLAUSE II:
REAL PROPERTY

All right, title, interest and estate of Trustor in and to the Property.

GRANTING CLAUSE III:
ASSIGNED CONTRACTS

All right, title, interest and estate of Trustor, now owned or hereafter acquired, in and to the following to the extent applicable to the Property or the Improvements (as defined in Article I of this Deed of Trust):

- (1) All contracts and agreements relating to the planning, design, engineering, or architecture of the Improvements;
- (2) All surveys, drawings, models, plans, specifications, budgets, cost estimates, bid packages, bids, and other related documents relating to the development or construction of the Improvements;
- (3) All rights of Trustor as developer, declarant or otherwise under any restrictive covenants, planned unit development, condominium or other documents relating to the design, construction, use and sale of improvements on the Property;
- (4) All contracts and agreements relating to the installation, construction or demolition of any of the Improvements, including all retainages, payment and performance bonds, performance escrows, and reimbursement agreements with any governmental agency(ies) described in or required by any of the foregoing;
- (5) All contracts and agreements relating to the development of the Property or the Improvements, including all contracts with government authorities granting entitlements or development or reimbursement rights with respect to the Property, appraisals, soils reports, feasibility studies, environmental assessment reports, and engineering, mechanical and wetlands reports;
- (6) All contracts and agreements between Trustor and any utility company, water company or user association, or telecommunications company for the purpose of: (a) furnishing electricity, natural gas or oil, telephone, sewer, water, cable television, internet or other such services to the Property; (b) providing hook-ups, connections, lines or other necessary laterals or tie-ins to the Property and the Improvements constructed or to be constructed on the Property, including any "will serve" letters benefiting the Property; or (c) granting any such utility or other company access to the Improvements or to space in or on the Property or the Improvements to provide service to the Property;

(7) All contracts and leases granted by Trustor, as lessor, to any individual or entity for the use of roof-top space or other areas on the Improvements or the Property for the placement of telecommunications equipment, antennae or transmission devices, or for the placement of billboards, signs or other advertising media;

(8) All contracts and agreements for marketing, leasing, advertising, use, or sale of the Property, the Improvements or any portion of either of them;

(9) All contracts and agreements relating to the management of the Property and the Improvements, or with any franchisor relating to the operation or use of the Improvements;

(10) All security deposits, connection fees, prepayments, reservation fees and other payments made by Trustor with respect to any of the foregoing; and

(11) All modifications, amendments, substitutions and replacements of any of the foregoing.

GRANTING CLAUSE IV:
AWARDS

All right, title, interest and estate of Trustor, now owned or hereafter acquired, in and to:

(1) All awards made for the taking by eminent domain or by any proceeding or purchase in lieu thereof of the Property or any portion of the Property or of any Improvements now or hereafter situated thereon or of any estate or easement in the Property (including any awards for change of grade of streets); and

(2) The proceeds of insurance paid on account of partial or total destruction of the Improvements now or hereafter located upon the Property or any portion thereof (regardless of whether or not Trustor is required to carry such insurance under this Deed of Trust or any other Loan Document).

GRANTING CLAUSE V:
CONSTRUCTION MATERIALS

All right, title, interest and estate of Trustor, now owned or hereafter acquired, in and to all building materials, supplies and inventories acquired by Trustor with proceeds of the Loan (as defined in Article I of this Deed of Trust) and delivered to the Property for use in connection with or for incorporation into the Improvements on the Property.

GRANTING CLAUSE VI:
EQUIPMENT

All right, title, interest and estate of Trustor, now owned or hereafter acquired, in and to:

(1) All machinery, equipment, goods, supplies, appliances, floor coverings, furnishings, window coverings, security systems, communications systems and equipment, artwork, light fixtures, and other articles of tangible personal property of Trustor used or acquired for use on the Property;

(2) All attachments, accessories and accessions thereto and all substitutions and replacements thereof and all parts therefor.

**GRANTING CLAUSE VII:
FIXTURES AND INTERESTS**

All right, title, interest and estate of Trustor, now owned or hereafter acquired, in and to:

(1) All buildings, improvements, renovations, works, structures, facilities and fixtures, including any future additions to, and improvements and betterments upon, and all renewals and replacements of, any of the foregoing and which are owned or acquired by Trustor and which are now or hereafter shall be constructed or affixed or constructively affixed to the Property, or to any portion of the Property;

(2) All easements, licenses, streets, ways, alleys, roads, passages, rights-of-way (whether now owned or hereafter acquired by Trustor and whether arising by virtue of land ownership, contract or otherwise), of any kind and nature, relating to or in any way appurtenant or appertaining to the Property or any portion of the Property; and

(3) All decreed and undecreed water or water rights, ditches or ditch rights, reservoirs or reservoir rights, well, spring, seepage and pond rights, and all other types of rights to the ownership of water, tributary, nontributary and not nontributary, which are underlying, appurtenant to or customarily or historically used upon or associated with the Property, all water and ditch company stock relating to the Property, and all rights to naturally occurring oil, gas, minerals, geothermal resources, timber and crops under, through, upon, or appurtenant to the Property.

**GRANTING CLAUSE VIII:
INTANGIBLES**

All right, title, interest and estate of Trustor, now owned or hereafter acquired, in and to:

(1) All general intangibles of every nature and intellectual property owned by Trustor pertaining to the Property or the Improvements including, without limitation, any software, and any trade names, service names, trademarks, service marks, marketing materials, telephone numbers, domain names and any other names, numbers or materials used to identify, advertise or promote the Property or the Improvements; and

(2) All now existing or hereafter acquired chattel paper, accounts, deposit accounts, payment intangibles, letter of credit rights, supporting obligations, good will and other intangible personal property owned by Trustor and pertaining to the Property or the Improvements.

**GRANTING CLAUSE IX:
PERMITS AND LICENSES**

All right, title, interest and estate of Trustor, now existing or hereafter acquired, in and to all permits, franchises, privileges, grants, consents, licenses, authorizations and approvals heretofore or hereafter granted by the United States, by the State of Utah or by any departments or agencies thereof or any other governmental or public bodies, agencies or authorities (including, without limitation, Bluffdale City and Salt Lake County, Utah) to or for the benefit of Trustor and utilized in connection with the development, construction or operation of the Improvements.

GRANTING CLAUSE X:
RENTS, ISSUES, ETC.

All right, title, interest and estate of Trustor, now owned or hereafter acquired, in and to:

- (1) All sales proceeds, rents, subrents, issues, royalties, income and profits of and from the Property or any portion of the Property;
- (2) All cleaning, security and other deposits and any prepaid rent held or received by Trustor from tenants pursuant to or under the terms of any leases affecting the Property; and
- (3) All rights of Trustor under guaranties made by third-parties with respect to leases affecting the Property, including, but not limited to, the right to enforce and receive payment under such guaranties.

GRANTING CLAUSE XI:
TENEMENTS AND HEREDITAMENTS

All right, title, interest and estate of Trustor, now owned or hereafter acquired, in and to all and singular the tenements, hereditaments, rights, privileges and appurtenances belonging, relating, or in any way appertaining to any of the Property, or any portion of the Property, or which shall hereafter in any way belong, relate or in any way appertain thereto (including, without limitation, any and all development rights, air rights or similar or comparable rights), and the reversion and reversions, remainder and remainders, and estates, rights, titles, interests, possessions, claims and demands of every nature whatsoever, at law or in equity, which Trustor may have or may hereafter acquire in and to the Property or any portion of the Property.

GRANTING CLAUSE XII:
PROCEEDS AND PRODUCTS

All cash and noncash proceeds and all products of any of the foregoing, including, without limitation, insurance proceeds.

CONDITIONS TO GRANT

TO HAVE AND TO HOLD, the above-granted and described Trust Estate unto and for the use and benefit of Beneficiary and its successors and assigns, forever.

ARTICLE I
DEFINITIONS

The following terms used in this Deed of Trust shall have the meanings set forth below:

“Access Laws” has the meaning given to such term in the Loan Agreement.

“Environmental Indemnity” means that certain Certificate and Indemnity Regarding Hazardous Substances dated the same date as this Deed of Trust, made by Trustor and Guarantor to and for the benefit of Beneficiary, relating to the Property, together with any and all amendments and modifications thereto.

“Event of Default” has the meaning given to such term in the Loan Agreement.

“Hazardous Substances” has the meaning given to such term in the Environmental Indemnity.

“Impositions” means all real property taxes and assessments, general and special, and all other taxes, assessments and other governmental, municipal or other charges or impositions of any kind or nature whatsoever (including, without limitation, charges and assessments on water or water stocks used on or with the Property and levies or charges resulting from covenants, conditions and restrictions affecting the Trust Estate) which are assessed or imposed upon the Trust Estate, or become due and payable, and which create or may create a lien upon the Property or any portion of the Property, equipment or other facility used in the construction, renovation, operation or maintenance of the Trust Estate.

“Improvements” means the improvements now or hereafter installed or constructed on the Property in accordance with the Plans (as defined in the Loan Agreement).

“Loan” means the financing facility advanced or to be advanced by Beneficiary to or for the account of Trustor in the maximum principal amount of THIRTEEN MILLION EIGHT HUNDRED EIGHTY-FIVE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$13,885,500.00).

“Loan Agreement” means that certain Construction Loan Agreement, dated the same date as this Deed of Trust, by and between Trustor, as borrower, and Beneficiary, as lender, relating to the Loan, together with any and all amendments and modifications thereto.

“Loan Documents” means the Loan Agreement, the Note, this Deed of Trust, the Assignment of Lessor’s Interest in Leases, the Assignment of Construction Contracts and Related Contracts and Plans and Specifications, the Guaranty, all other deeds of trust (if any) given by or for the benefit of Trustor to Beneficiary as security for the Note, and any and all other documents between Trustor and Beneficiary evidencing or securing the Loan, as the same may now be or may hereafter be amended or modified; provided, however, for purposes of this Deed of Trust, the term “Loan Documents” shall exclude the Environmental Indemnity.

“Note” means the Construction Loan Promissory Note, dated the same date as this Deed of Trust, in the maximum principal amount of THIRTEEN MILLION EIGHT HUNDRED EIGHTY-FIVE THOUSAND FIVE HUNDRED AND 00/100 DOLLARS (\$13,885,500.00), executed by Trustor, as maker, in favor of Beneficiary, as payee, together with any and all amendments and modifications thereto.

“Obligations” means the obligations of Trustor described in Section 2.1 of this Deed of Trust, the payment and performance of which are secured by this Deed of Trust.

“Permitted Encumbrances” means those liens, encumbrances and matters affecting the Property as set forth in the lender’s title insurance policy issued to Beneficiary in connection with the Loan and incorporated by reference in this Deed of Trust.

“Personalty” means all tangible and intangible personal property of Trustor listed in Granting Clauses II through XI of this Deed of Trust used in connection with the Property or incorporated into the Improvements.

“Property” means that certain fee and leasehold real property situated in Salt Lake County, Utah, described in Recital A above and referred to in Granting Clause I of this Deed of Trust and Granting

Clause II of this Deed of Trust, as more particularly described on Exhibit "A" attached to this Deed of Trust.

"Trust Estate" means all of the items, documents, interests and properties referred to in Granting Clauses I through XII of this Deed of Trust.

Capitalized terms used but not otherwise defined herein shall have the meanings ascribed to them in the Loan Agreement.

ARTICLE II OBLIGATIONS SECURED

2.1 Obligations. This Deed of Trust is given for the purpose of securing the following Obligations of Trustor:

(a) The payment and performance of each and every obligation of Trustor, evidenced by the Note, including, without limitation, the payment of principal of and interest on the Loan, and any and all obligations of Trustor under the Note for default interest, late fee charges, additional advances, and other costs and fees expended by Beneficiary to protect its security position against the Property, including, but not limited to, foreclosure costs, attorney fees and related costs;

(b) The payment and performance of each and every agreement and obligation of Trustor under this Deed of Trust and under any other Loan Documents; and

(c) The payment and performance of any obligation of Trustor under the Loan for sums expended and advanced by Trustee or Beneficiary pursuant to the terms of this Deed of Trust, together with interest thereon as provided in the Loan Agreement.

Notwithstanding the foregoing, this Deed of Trust shall not secure Trustor's obligations under the Environmental Indemnity.

2.2 Extensions and Renewals. Any extensions of, renewals of, modifications of, or additional advances of the Loan, or any of the Obligations evidenced by the Note, regardless of the extent or subject matter of any such extension, renewal, modification or additional advance, shall be secured by this Deed of Trust.

ARTICLE III REPRESENTATIONS AND WARRANTIES

3.1 Property. Trustor represents and warrants to Beneficiary as follows:

(a) Except for the Permitted Encumbrances, Trustor is, or simultaneously with the execution of this Deed of Trust shall become, the owner of fee simple title in and to the Property;

(b) Trustor possesses all requisite power and authority to execute and deliver this Deed of Trust;

(c) Except for the Permitted Encumbrances, Trustor shall defend title to the Property against all claims and demands whatsoever;

(d) The Property is free and clear of and from any and all liens, claims, encumbrances, restrictions, encroachments and interests whatsoever, in favor of any third party, other than the Permitted Encumbrances;

(e) The lien created by this Deed of Trust upon the Property is a valid and subsisting first position lien against the Trust Estate, subject only to the Permitted Encumbrances;

(f) Any and all obligations incurred by Trustor in connection with the acquisition of all or any portion of the Property are current and without default on the part of Trustor; and

(g) To the best of Trustor's actual knowledge: (1) the Trust Estate is not in violation of any federal, state or local law, ordinance or regulation relating to industrial hygiene or to environmental conditions on, under or about the Trust Estate, including, without limitation, soil and ground water conditions; (2) there are no Hazardous Materials constructed, deposited, stored, disposed, placed or located in, on or under the Trust Estate; and (3) Trustor has not received notice from any federal, state or local agency or department regarding the noncompliance by Trustor or the Trust Estate with respect to any federal, state or local law, ordinance or regulation governing the use, handling, storage, generation, transportation or disposal of Hazardous Materials or the mere presence of Hazardous Materials on the Property.

3.2 Personalty. Trustor represents and warrants to Beneficiary as follows:

(a) Trustor is the owner, or upon acquisition thereof, will be the owner of all Personalty used by Trustor in connection with or incorporated into the Improvements on the Property;

(b) The Personalty is, or upon acquisition of title thereto by Trustor will be, free and clear of all liens, claims, encumbrances, restrictions, charges and security interests in favor of any third party other than the Permitted Encumbrances;

(c) Trustor will not create, permit or suffer to exist, any lien, claim, encumbrance, restriction, charge or security interest in or to the Personalty without the prior written consent of Beneficiary; and

(d) Trustor shall defend the Personalty and take such other action as is necessary to remove any lien, claim, encumbrance, restriction, charge or security interest in or to the Personalty superior to the security interest in Beneficiary created hereunder, except the Permitted Encumbrances.

ARTICLE IV
MAINTENANCE OF TRUST ESTATE

Trustor shall: (a) maintain the Trust Estate at all times in good condition and repair; (b) not commit any waste of the Trust Estate, or, except with the prior written permission of Beneficiary, remove, damage, demolish or structurally alter any of the Improvements now on the Property, or to be constructed on the Property hereafter; (c) complete promptly and in good and workmanlike manner the Improvements, or any other improvements on the Property, which may for any reason be constructed; (d) restore promptly and in good and workmanlike manner any of the Improvements, or any portion of the Property, which may for any reason be damaged or destroyed; (e) comply at all times with all laws, ordinances, regulations, covenants and restrictions in any manner affecting the Trust Estate; (f) not commit or knowingly permit any act upon the Trust Estate in violation of law; and (g) do all acts which by reason

of the character or use of the Trust Estate may be reasonably necessary to maintain and care for the same, the specific enumeration herein not excluding the general.

ARTICLE V
INSURANCE

5.1 Insurance. Trustor or Trustor's general contractor, as applicable, shall secure and at all times maintain and promptly pay when due all premiums for the following types of insurance:

(a) During any period of construction, builder's risk extended coverage insurance against loss or damage by fire, lightning, windstorm, hail, explosion, riot, civil commotion, motor vehicles, aircraft, smoke, theft, vandalism, malicious mischief, and other risks from time to time included under extended coverage policies in an amount not less than one hundred percent (100%) of the full replacement value of the Improvements. All policies secured and carried in accordance with this Section 5.1(a) shall contain the "Replacement Cost Endorsement," a lender's loss payable endorsement 438 BFU naming Beneficiary as loss payee, and shall name Beneficiary as an additional insured.

(b) During any period of construction, workmen's compensation insurance against liability arising from claims of workmen with respect to and during the period of any work on or about the Property.

(c) Following any period of construction, insurance against loss or damage to the Property, the Improvements and any Personalty used in connection with the Property by fire, vandalism, malicious mischief, and any of the risks covered by insurance of the type now known as "Causes of Loss-Special Form" or comparable coverage in an amount not less than One Hundred Percent (100%) of the full replacement value of the Improvements. Such insurance policy or policies shall contain the "Replacement Cost Endorsement," a lender's loss payable endorsement 438 BFU naming Beneficiary as loss payee, and shall name Beneficiary as an additional insured.

(d) If the Property is located in a special flood hazard area as identified by the Federal Insurance Administration, federally subsidized flood insurance covering the risk of damage to the Improvements and Personalty located or to be constructed on the Property caused by flooding in the total amount of the Loan or for the maximum amount of subsidized insurance available, whichever is less. In lieu of such flood insurance, Trustor shall submit to Beneficiary evidence satisfactory to Beneficiary that no part of the Property is, or will be, within an area designated as a flood hazard area by the Federal Insurance Administration.

(e) Commercial General Liability insurance applicable to the Trust Estate in the minimum amounts of One Million and 00/100 Dollars (\$1,000,000.00) per occurrence and Two Million and 00/100 Dollars (\$2,000,000.00) in the aggregate. Such liability insurance shall be issued by one or more insurance companies reasonably satisfactory to Beneficiary and shall name Beneficiary as an additional insured.

(f) Equipment and machinery insurance covering vessels, machinery, piping, and other equipment, provided the Improvements contain equipment of such nature, and insurance against loss of use arising from any such breakdown, in such amounts as are reasonably satisfactory to Beneficiary.

(g) Such other insurance and in such amounts as may from time to time reasonably be required by Beneficiary against the same or other hazards.

All policies of builder's risk and other casualty and bodily injury insurance required by the terms of this Deed of Trust shall contain an endorsement or agreement by the insurer that any loss shall be payable in accordance with the terms of such policy notwithstanding any act or negligence of Trustor which might otherwise result in forfeiture of the insurance. The policies shall provide that the insurer will waive all rights of set-off, counterclaim or deduction against Trustor.

5.2 Policies and Premiums. All policies of insurance shall be issued by insurance companies which have a company rating of not less than "A" and a financial performance rating of not less than "7" by A.M. Best Co. in "Best's Insurance Reports." All policies of commercial liability and other casualty insurance shall have included therein a standard mortgagee protection clause. Trustor shall furnish Beneficiary with an original policy of all policies of required insurance or an original certificate of insurance together with a true and correct copy of each such policy. All such policies shall contain a provision that such policies will not be cancelled or materially amended or altered, including reduction of coverage, without at least thirty (30) days prior written notice to Beneficiary. If Beneficiary consents to Trustor providing any of the required insurance through blanket policies carried by Trustor and covering more than one location, then Trustor shall cause the insurance company to furnish Beneficiary with an endorsement to such policy which sets forth the coverage, the limits of liability, the name of the carrier, the policy number, the expiration date and a statement that the insurance company will not cancel or materially modify or alter the coverage evidenced by the endorsement without first affording Beneficiary at least thirty (30) days prior written notice. In the event Trustor fails to provide, maintain, keep in force or deliver and furnish to Beneficiary the policies of insurance required by Section 5.1, Beneficiary may, but without any obligation to do so, procure such insurance for such risks covering Beneficiary's interest, and Trustor shall pay all premiums thereon promptly upon demand by Beneficiary. If Trustor fails to pay any premium after demand by Beneficiary, Beneficiary, at Beneficiary's option, may advance any sums necessary to maintain and to keep in force such insurance. Any sums so advanced, together with interest thereon at the default rate as provided for in the Loan Agreement, shall be secured by this Deed of Trust.

5.3 Occurrence and Notice of Casualty. In the event of loss or damage to the Trust Estate, or any portion of the Trust Estate, Trustor shall immediately give notice thereof to Beneficiary. Beneficiary may, but without any obligation to do so, make proof of loss, and each insurance company concerned is hereby authorized and directed to make payment for such loss directly to Beneficiary. The insurance proceeds or any part thereof shall be deemed part of the security for the Obligations and shall be applied to restore or repair the portion of the Trust Estate damaged, provided that any insurance proceeds not so applied may be applied by Beneficiary, at Beneficiary's option, to reduce the indebtedness secured by this Deed of Trust (whether or not then due and payable). Except to the extent that insurance proceeds are received by Beneficiary and applied to the indebtedness secured by this Deed of Trust, nothing herein contained shall be deemed to excuse Trustor from repairing or maintaining the Trust Estate as provided in Article IV of this Deed of Trust or restoring all damage or destruction to the Trust Estate, regardless of whether there are insurance proceeds available or whether any such proceeds are sufficient in amount. The application or release by Beneficiary of any insurance proceeds shall not cure or waive any default or notice of default under this Deed of Trust or invalidate any act done pursuant to such notice.

5.4 Disposition of Policies on Foreclosure. In the event Beneficiary exercises the power of sale provisions of this Deed of Trust or takes any other transfer of title or assignment of the Trust Estate in extinguishment in whole or in part of the Obligations, all right, title and interest of Trustor in and to the policies of insurance required by Section 5.1, shall inure to the benefit of and pass to the successor in interest of Trustor or the purchaser or grantee of the Trust Estate.

ARTICLE VI
INDEMNIFICATION AND OFF-SET

6.1 Indemnification by Trustor. Trustor hereby indemnifies and holds Beneficiary harmless in accordance with the following:

(a) If Beneficiary is made a party defendant to any litigation (except litigation wherein Trustor asserts a claim against Beneficiary and prevails) concerning this Deed of Trust or the Trust Estate or any part of the Trust Estate or interest therein, or the occupancy thereof by Trustor, then Trustor shall indemnify, defend and hold Beneficiary harmless from any and all liability by reason of such litigation, including reasonable attorney fees and costs incurred by Beneficiary in any such litigation, whether or not the litigation is prosecuted to judgment. If, following the occurrence and continuance of an Event of Default, Beneficiary commences an action against Trustor to enforce any of the material terms, covenants or conditions of this Deed of Trust or because of the breach by Trustor of any of the material terms, covenants or conditions, or for the recovery of any sum secured hereby, Trustor shall pay the reasonable attorney fees and costs actually incurred by Beneficiary in such action. The right to such attorney fees and costs shall be deemed to have accrued on the commencement of such action, and shall be enforceable whether or not such action is prosecuted to judgment. If Trustor breaches any material term, covenant or condition of this Deed of Trust, Beneficiary may employ an attorney or attorneys to protect Beneficiary's rights hereunder and in the event of such employment following any breach by Trustor, Trustor shall pay Beneficiary reasonable attorney fees and costs in an amount equal to the amount of such fees and costs actually incurred by Beneficiary, whether or not an action is actually commenced against Trustor by reason of such breach.

(b) If Beneficiary is held liable or could be held liable for, or is subject to any losses, damages, costs, charges or expenses, directly or indirectly on account of any claims for work, labor or materials furnished in connection with or arising from the construction, repair or reconstruction of any of the Improvements, then Trustor shall indemnify, defend and hold Beneficiary harmless from all liability or expense arising therefrom including reasonable attorney fees and costs.

(c) Trustor, to the full extent permitted by law, shall indemnify, defend and hold harmless Beneficiary, Beneficiary's directors, officers, employees, agents, participants, successors and assigns from and against any and all loss, cost, expense or liability incurred in connection with any and all claims and proceedings (whether brought by private party or governmental agency) for bodily injury, property damage, abatement or remediation, environmental damage or impairment, or any other injury or damage resulting from or relating to any Hazardous Materials located under or upon or migrating into, under, from or through the Property, which Beneficiary may incur due to the making of the Loan, the exercise of any of Beneficiary's rights under this Deed of Trust or under any other document evidencing or securing the Loan, or otherwise. The foregoing indemnity shall apply: (1) whether or not the release of the Hazardous Materials was caused by Trustor, a tenant or subtenant of Trustor, or a prior owner or tenant of the Property; and (2) whether or not the alleged liability is attributable to the handling, storage, generation, transportation or disposal of Hazardous Materials or the mere presence of Hazardous Materials on the Property. The obligations of Trustor under this Section 6.1(c) shall survive the foreclosure of this Deed of Trust, a conveyance in lieu of foreclosure, the repayment of the Loan proceeds and the discharge and release of the lien and encumbrance of this Deed of Trust.

6.2 Off-Set. All sums payable by Trustor under this Deed of Trust shall (unless otherwise specifically provided in this Deed of Trust) be paid without notice, demand, counterclaim, set-off,

deduction or defense and without abatement, suspension, deferment, diminution or reduction. The Obligations and liabilities of Trustor hereunder shall in no way be released, discharged or otherwise affected (except as expressly provided herein) by reason of: (a) any damage to or destruction of, or any condemnation or similar taking of the Trust Estate or any part thereof; (b) any restriction or prevention of or interference with any use of the Trust Estate or any part thereof; (c) any title defect or encumbrance or any eviction from the Trust Estate or any part thereof by title paramount or otherwise; (d) any bankruptcy, insolvency, reorganization, composition, adjustment, dissolution, liquidation or other like proceeding relating to Beneficiary, or any action taken with respect to this Deed of Trust by any trustee or receiver of Beneficiary, or by any court, in any such proceeding; (e) any claim which Trustor has or might have against Beneficiary; (f) any default or failure on the part of Beneficiary to perform or comply with any of the terms, covenants or conditions of this Deed of Trust or of any other agreement with Trustor; or (g) any other occurrence whatsoever, whether similar or dissimilar to the foregoing.

ARTICLE VII IMPOSITIONS

7.1 Payment of Impositions. Subject to Section 7.3 of this Deed of Trust, Trustor shall pay, prior to delinquency, all Impositions. However, if, by law, any Imposition is payable, or may at the election of the taxpayer be paid in installments, Trustor may pay the same together with any accrued interest on the unpaid balance of such Imposition in installments as the same become due and before any fine, penalty, interest or cost may be added thereto for the nonpayment of any such installment and interest.

7.2 Evidence of Payment. Trustor shall, upon request by Beneficiary, furnish to Beneficiary, within thirty (30) days after the date upon which such Imposition is due and payable by Trustor, official receipts of the appropriate taxing authority, or other proof satisfactory to Beneficiary, evidencing the payments thereof.

7.3 Right to Contest. Trustor shall have the right, before any date set for forfeiture, whether at tax sale, foreclosure on a tax lien or otherwise, to contest or object to the amount or validity of any Imposition by appropriate legal proceedings, but such contest shall not be deemed or construed in any way as relieving, modifying or extending Trustor's covenant to pay any such Imposition at the time and in the manner provided in Section 7.1, unless Trustor has given prior written notice to Beneficiary of Trustor's intent so to contest or object to an Imposition, and unless, at Beneficiary's option: (a) Trustor shall demonstrate to Beneficiary's satisfaction that the legal proceedings shall conclusively operate to prevent the sale of the Trust Estate, or any part thereof, to satisfy such Imposition prior to final determination of such proceedings; or (b) Trustor shall furnish good and sufficient undertaking and sureties as may be required or permitted by law to accomplish a stay of such proceedings.

7.4 Tax on Deed of Trust. If at any time after the date hereof there shall be assessed or imposed: (a) a tax or assessment on the Trust Estate in lieu of or in addition to the Impositions payable by Trustor; or (b) a license fee, tax or assessment imposed on Beneficiary and measured by or based in whole or in part upon the amount of the outstanding Obligations or upon payments on the Note (whether principal or interest); then all such taxes, assessments and fees shall be deemed to be included within the term "Impositions" as defined in Article I of this Deed of Trust, and Trustor shall pay and discharge the same as herein provided with respect to the payment of Impositions. Trustor shall have no obligation to pay any franchise, income, excess profits or similar tax levied on Beneficiary or on the Obligations secured hereby.

7.5 Reserves for Taxes and Insurance. In furtherance of Article V and Section 7.1 of this Deed of Trust and anything to the contrary herein notwithstanding, Trustor, upon request by Beneficiary following the occurrence and continuance of an Event of Default, shall pay to Beneficiary, on the date

monthly installments of principal and accrued interest are payable under the Note, until the Note is paid in full, an amount equal to one-twelfth of the annual Impositions reasonably estimated by Beneficiary to pay the installment of Impositions next due on the Trust Estate; and one-twelfth of the annual aggregate insurance premium on all policies of insurance required in Article V. Upon such request, Trustor shall thereafter cause all bills, statements or other documents relating to Impositions and insurance premiums to be sent to Beneficiary. Provided Trustor has deposited sufficient funds with Beneficiary pursuant to this Section 7.5, Beneficiary shall pay such amounts as may be due thereunder out of the funds so deposited with Beneficiary. If at any time and for any reason the funds deposited with Beneficiary pursuant to this Section 7.5 are or will be insufficient to pay such amounts as may then or subsequently be due, Beneficiary shall notify Trustor and Trustor shall immediately deposit an amount equal to such deficiency with Beneficiary. Nothing contained herein shall cause Beneficiary to be deemed a trustee of such funds or to be obligated to pay any amounts in excess of the amount of funds deposited with Beneficiary pursuant to this Section 7.5. Beneficiary shall not be obligated to pay any interest on any sums held by Beneficiary pending disbursement or application hereunder, and Beneficiary may impound or reserve for future payment of Impositions and insurance premiums such portion of such payments as Beneficiary, in Beneficiary's absolute discretion, may deem proper. In the event that upon request from Beneficiary pursuant to this Section 7.5 Trustor fails to deposit with Beneficiary sums sufficient to pay fully such Impositions and insurance premiums at least thirty (30) days before delinquency thereof, Beneficiary, at Beneficiary's election, but without any obligation to do so, may advance any amounts required to make up the deficiency, which advances, if any, shall be secured by this Deed of Trust, and shall be repayable to Beneficiary, with interest from the date advanced, at the default rate of interest specified in the Loan Agreement.

ARTICLE VIII ADDITIONAL COVENANTS

8.1 Payment of Utilities. Trustor shall pay when due all utility charges relating to the Trust Estate which may become a lien or charge against the Trust Estate or any portion thereof, for gas, electricity, water or sewer services furnished to the Trust Estate and all assessments or charges of a similar nature, whether public or private, affecting the Trust Estate or any portion thereof, whether or not such assessments or charges are liens thereon.

8.2 Defense of Title. Trustor shall appear in and defend any action or proceeding purporting to affect the security hereof, the Trust Estate, or the rights or powers of Beneficiary or Trustee. Should Beneficiary elect in good faith to appear in or defend any such action or proceeding, Trustor shall pay all costs and expenses, including costs of evidence of title and reasonable attorney fees and costs, incurred by Beneficiary or Trustee.

8.3 Performance in Trustor's Stead. Should Trustor fail to make any payment or to do any act as provided in this Deed of Trust, then Beneficiary or Trustee, but without any obligation to do so, without notice to or demand upon Trustor and without releasing Trustor from any obligation hereunder, may: (a) make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof (Beneficiary or Trustee being authorized to enter upon the Trust Estate for such purposes); (b) commence, appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; (c) pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either Beneficiary or Trustee appears to be superior to the lien of this Deed of Trust; and (d) in exercising any such powers, incur any liability, expend such reasonable amounts as Beneficiary may deem necessary therefor, including cost of evidence of title, employment of attorneys, and payment of reasonable attorney fees and costs. All such amounts expended by either or both Trustee or Beneficiary shall, at the election of Beneficiary, be added to the principal

indebtedness secured by this Deed of Trust and shall accrue interest in accordance with the terms of the Note.

8.4 Repayment of Advances. Trustor shall immediately repay to Beneficiary all sums, other than Loan proceeds, with interest thereon as provided in the Note, which at any time may be paid or advanced by Beneficiary for the payment of insurance premiums, taxes, assessments, other governmental, municipal, or other charges or Impositions, title searches, title reports or abstracts, and any other advances made by Beneficiary which are reasonably necessary to maintain this Deed of Trust as a valid and subsisting lien upon the Trust Estate, to preserve and protect Beneficiary's interest in this Deed of Trust, or to preserve, repair or maintain the Trust Estate. All such advances shall be wholly optional on the part of Beneficiary, and Trustor's obligation to repay the same, with interest, to Beneficiary shall be secured by the lien of this Deed of Trust.

8.5 No Removal of Fixtures. Trustor shall not, during the existence of this Deed of Trust and without the prior written consent of Beneficiary, remove from the Property any of the Improvements or any of the Personalty, except in the ordinary course of Trustor's business and except to the extent replaced by items of comparable quality and value.

8.6 Further Assurance. Trustor shall execute, if necessary, and deliver to Beneficiary such further instruments, including, without limitation, Uniform Commercial Code Financing Statements and Continuation Statements, and do such further acts as may be necessary or as may reasonably be required by Beneficiary to carry out more effectively the purposes of this Deed of Trust and to subject to the lien and encumbrance created or intended to be created hereby any property, rights or interests covered or intended to be covered by this Deed of Trust. Trustor hereby authorizes (to the extent such authorization is valid under applicable law) Beneficiary to file, without Trustor's signature, such Uniform Commercial Code Financing Statements and Continuation Statements as Beneficiary may deem necessary in order to perfect or continue the perfection of the security interests created by this Deed of Trust.

8.7 No Further Encumbrances. Except for the Permitted Encumbrances and the lien and encumbrance of this Deed of Trust, Trustor shall not create, permit or suffer to exist, and, at Trustor's expense, will defend the Trust Estate and take such other action as is necessary to remove any lien, claim, charge, security interest or encumbrance in or to the Trust Estate, or any portion of the Trust Estate.

8.8 No Conveyance of Property. Except for the leasing of space in the Improvements on the Property, in the ordinary course of business and in compliance with the Loan Documents, Trustor shall not sell, convey or alienate the Property or any portion thereof, or any interest therein to any person or entity, without the prior written consent of Beneficiary. In the event Trustor shall sell, convey or alienate all or any portion of the Property, or any interest therein, in violation of the foregoing, or be divested of title to the Property in any manner, whether voluntarily or involuntarily, then the entire principal indebtedness of the Loan, as evidenced by the Note and the other Loan Documents, and all other Obligations secured by this Deed of Trust, irrespective of the maturity date expressed therein, at the option of Beneficiary, and without prior demand or notice, shall become immediately due and payable.

8.9 Application of Payments. If at any time during the term of this Deed of Trust Beneficiary receives or obtains a payment, installment or sum which is less than the entire amount then due under the Note secured by this Deed of Trust and any of the other Loan Documents, then Beneficiary shall, notwithstanding any instructions which may be given by Trustor, have the right to apply such payment, installment or sum, or any part thereof, to such of the items or Obligations then due from Trustor or to Beneficiary as Beneficiary, in Beneficiary's sole discretion, may determine.

8.10 Hazardous Materials. Trustor shall comply with all applicable federal, state and local laws, regulations, rules and ordinances governing the handling, storage, generation, transportation and disposal of Hazardous Materials as the same affect or may affect the operation of Trustor's present business on or with respect to the Trust Estate. In addition, Trustor shall not without the prior written consent of Beneficiary undertake any new business venture or operation on or affecting the Trust Estate which now requires or may hereafter require compliance with any federal, state or local law, regulation, rule or ordinance governing Hazardous Materials. If requested by Beneficiary from time to time during the continuance of this Deed of Trust, Trustor shall submit to Beneficiary a report, in form satisfactory to Beneficiary, certifying that the Trust Estate is not being used in any regulated activities directly or indirectly involving the use, handling, storage, generation, transportation and disposal of Hazardous Materials. Beneficiary reserves the right, in Beneficiary's sole and absolute discretion, to retain, at Trustor's expense, an independent professional consultant to review any report prepared by Trustor and to conduct its own investigation of the Trust Estate. Trustor hereby grants to Beneficiary, its agents, employees, consultants and contractors, the right to enter upon the Trust Estate and to perform such tests as are reasonably necessary to conduct such a review or investigation.

8.11 Fixture Filing. This Deed of Trust shall be effective as a fixture filing from the date of recordation hereof in accordance with Section 70A-9a-502 of the Utah enactment of the Uniform Commercial Code. In connection therewith, the addresses of Trustor, as debtor ("Debtor"), and of Beneficiary, as secured party ("Secured Party"), are set forth below. The following address of Beneficiary, as the Secured Party, is also the address from which information concerning the security interest may be obtained by any interested party:

(a) Name and address
of Debtor:

Stasta, LLC
90 East 7200 South, Suite #200
Midvale, Utah 84047
Attn: _____

CEJ Real Estate LLC
2156 Lonsdale Drive
Salt Lake City, Utah 84121
Attn: _____

(b) Name and address
of Secured Party:

America First Federal Credit Union
4051 South 1900 West
Roy, Utah 84067
Attn: Commercial Real Estate
Department

(c) Description of the types
(or items) of property
covered by this Fixture
Filing:

See pages 1 through 5 above.

(d) Description of real
estate subject to this
Fixture Filing, to which
the collateral is attached
or upon which it is
located:

See Exhibit "A" hereto.

Some of the above described collateral is or is to become fixtures upon the above described real estate, and this Fixture Filing is to be filed for record in the public real estate records. This Deed of Trust secures an obligation secured by real property and any fixtures thereon and shall be governed by the provisions of Section 70A-9a-502 of the Utah enactment of the Uniform Commercial Code.

8.12 Access Laws. Trustor makes the following covenants with Beneficiary with respect to Access Laws:

(a) Trustor and the Property shall at all times strictly comply with the requirements of all Access Laws. At any time, Beneficiary may require a certificate of compliance with the Access Laws and indemnification agreement in a form reasonably acceptable to Beneficiary. Beneficiary may also require a certificate of compliance from an architect, engineer or other third party acceptable to Beneficiary.

(b) Notwithstanding any provisions set forth herein or in any security instrument, Trustor shall not alter or permit any tenant or other person to alter the Property in any manner which would increase Trustor's responsibilities for compliance with the Access Laws without the prior written approval of Beneficiary. In connection with such approval, Beneficiary may require a certificate of compliance with the Access Laws from an architect, engineer or other party acceptable to Beneficiary.

(c) Trustor shall give prompt written notice to Beneficiary of the receipt by Trustor of any claims of violation of any of the Access Laws and of the commencement of any proceedings or investigations which relate to compliance with the Access Laws.

(d) Trustor shall indemnify and hold harmless Beneficiary from and against any and all claims, demands, damages, costs, expenses, losses, liabilities, penalties, fines and other proceedings, including, without limitation, reasonable attorney fees and expenses arising directly or indirectly from or out of or in any way connected with any failure of the Property to comply with the Access Laws. The obligations and liabilities of Trustor under this subsection shall survive any termination, satisfaction, assignment, judicial or non-judicial foreclosure proceeding, or delivery of a deed in lieu of foreclosure with respect to this Deed of Trust, any security instrument or the Property.

ARTICLE IX CONDEMNATION AWARDS

Trustor shall promptly give notice to Beneficiary of any condemnation proceeding or any taking for public improvements. If the Trust Estate or any portion thereof should be taken or damaged by reason of any public improvement or condemnation proceeding, Beneficiary shall be entitled: (1) to receive all compensation, awards and other payments or relief for such taking or condemnation; (2) at Beneficiary's option and in Beneficiary's own name, to commence, appear in and prosecute in Beneficiary's own name any action or proceeding relating to such taking or condemnation; and (3) to make any compromise or settlement in connection with any such taking or condemnation. All such compensation, awards, damages, causes of action, proceeds or other payments shall be deemed part of the security for the Obligations and are hereby assigned to Beneficiary. Beneficiary, after deducting therefrom all costs and expenses (regardless of the particular nature thereof and whether incurred with or without suit or before or after judgment), including reasonable attorney fees incurred by Beneficiary in connection with such compensation, shall apply any and all moneys so received by Beneficiary to restore or repair damage to the remaining Trust Estate, provided that any proceeds not so applied may be applied by Beneficiary, at Beneficiary's option, to reduce the indebtedness secured by this Deed of Trust (whether or not then due).

The application or release by Beneficiary of any condemnation awards or other compensation shall not cure or waive any default or notice of default under this Deed of Trust or invalidate any act done pursuant to such notice. Subject to the foregoing, Trustor shall execute and deliver to Beneficiary such further assignments of such compensation, awards, damages, causes of action, proceeds or other payments as Beneficiary may from time to time require.

ARTICLE X
ASSIGNMENT OF RENTS AND LEASES

10.1 Assignment. As additional security for the Obligations secured by this Deed of Trust, Trustor hereby assigns, sells, transfers and conveys to Beneficiary during the continuance of this Deed of Trust, all contracts, leases, subleases and agreements relating to the sale, lease, sublease or use of any portion of the Trust Estate or the Property, together with all sales proceeds, rents, subrents, issues, royalties, income and profits of and from the Trust Estate and all cleaning, security and other deposits held or received by Trustor from tenants pursuant to the terms of any leases affecting the Property. Until the occurrence of an Event of Default, Trustor may collect and use all such sales proceeds, rents, subrents, issues, royalties, income, profits and deposits, as they become due and payable, and may retain, use and enjoy the Trust Estate. Upon the occurrence and continuance of an Event of Default hereunder, Trustor's right to collect and use any of such proceeds shall cease, and Beneficiary, shall have the right, with or without taking possession of the Trust Estate, and either in person, by agent or through a court appointed receiver (Trustor hereby consents to the appointment of Beneficiary or Beneficiary's designee as such receiver), to sue for or otherwise collect all such sales proceeds, rents, subrents, issues, royalties, income, profits and deposits, including those past due and unpaid. Any sums so collected, after the deduction of all costs and expenses of operation and collection (regardless of the particular nature thereof and whether incurred with or without suit or before or after judgment), including reasonable attorney fees, shall be applied toward the payment of the Obligations. Such right of collection and use of such proceeds by Beneficiary shall obtain both before and after the exercise of the power of sale provisions of this Deed of Trust, the foreclosure of this Deed of Trust and throughout any period of redemption. The rights granted under this Section 10.1 shall in no way be dependent upon and shall apply without regard to whether all or a portion of the Trust Estate is in danger of being lost, removed or materially injured, or whether the Trust Estate or any other security is adequate to discharge the Obligations secured by this Deed of Trust. Beneficiary's failure or discontinuance at any time to collect any of such proceeds shall not in any manner affect the right, power and authority of Beneficiary thereafter to collect the same. Nothing contained herein, nor Beneficiary's exercise of Beneficiary's right to collect such proceeds, shall be, or be construed to be, an affirmation by Beneficiary of any contractual interest, tenancy, lease, sublease, option or other interest in the Trust Estate, or an assumption of liability under, or a subordination of the lien or charge of this Deed of Trust to any contractual interest, tenancy, lease, sublease, option or other interest in the Trust Estate. All purchasers, tenants, lessees, sublessees and other persons who have any obligation to make any payment to Trustor in connection with the Trust Estate or any portion thereof are hereby authorized and directed to pay the rents, subrents, issues, royalties, income, profits and other payments payable by them with respect to the Trust Estate, or any portion thereof, directly to Beneficiary on the demand of Beneficiary. Beneficiary's receipt of such sales proceeds, rents, subrents, issues, royalties, income and profits shall be a good and sufficient discharge of the obligation of the purchaser, tenant, lessee, sublessee or other person concerned to make the payment connected with the amount so received by Beneficiary.

10.2 No Waiver of Rights by Collection of Proceeds. The entering upon and taking possession of the Trust Estate or any portion of the Trust Estate or the collection of sale proceeds, rents, subrents, issues, royalties, income, profits, tenant deposits, proceeds of fire and other insurance policies, or compensation or awards for any taking or damaging of the Trust Estate, or the application or release thereof as aforesaid, shall not cure or waive any Event of Default or notice of default hereunder, shall not invalidate any act done pursuant to such notice of default, and shall not operate to postpone or suspend the obligation

to make, or have the effect of altering the size of, any scheduled installments provided for in any of the Obligations secured by this Deed of Trust.

10.3 Indemnification. Trustor shall indemnify and hold Beneficiary harmless from and against all claims, demands, judgments, liabilities, actions, costs and fees (including reasonable attorney fees and costs) arising from or related to receipt by Beneficiary of the sale proceeds, rents, subrents, issues, royalties, income and profits from the Trust Estate or any portion of the Trust Estate, except negligent or willful acts of Beneficiary.

ARTICLE XI EVENTS OF DEFAULT AND REMEDIES

11.1 Events of Default. The occurrence and continuance of any one of the following shall constitute an Event of Default under this Deed of Trust:

(a) Failure by Trustor to observe and perform any term, covenant or condition to be observed or performed by Trustor contained in this Deed of Trust, the Loan Agreement, the Note or any of the other Loan Documents.

(b) Any representation or warranty of Trustor contained in this Deed of Trust, the Loan Agreement, the Note or any of the other Loan Documents was untrue when made.

(c) A default by Trustor under the terms of any other promissory note, deed of trust, security agreement, undertaking or arrangement between Trustor and Beneficiary now in existence or hereafter arising.

(d) A default by Trustor under the terms of the Ground Lease, the Ground Lease is terminated in accordance with its terms or Trustor exercises its right to terminate the Ground Lease.

11.2 Notice. Unless otherwise expressly provided by the terms of this Deed of Trust or the other Loan Documents, if an Event of Default shall occur, Beneficiary shall give written notice of such occurrence to Trustor as provided in the Loan Agreement.

11.3 Division of Trust Estate. Upon the occurrence and during the continuance of an Event of Default and if there are Hazardous Substances then present on the Property, Beneficiary, at Beneficiary's election and without any obligation to do so, may divide the Trust Estate into any number of parcels to facilitate the sale of the Trust Estate at a foreclosure sale. In connection therewith, Beneficiary may: (a) enter upon the Trust Estate and conduct or cause to be conducted inspections and surveys of the Trust Estate; (b) divide the Trust Estate in such manner as to segregate any Hazardous Substances into one or more distinct parcels; and (c) elect to sell at foreclosure sale only those portions of the Trust Estate that are not contaminated by or do not contain Hazardous Substances. Trustor hereby consents to such division and sale of the Trust Estate.

11.4 Acceleration; Notice. Upon the occurrence and during the continuance of an Event of Default, Beneficiary shall have the option, in addition to any other remedy Beneficiary may have under the Loan Documents, to declare by notice to Trustor all sums secured by this Deed of Trust immediately due and payable and, prior to Trustor's payment of all such sums to Beneficiary, to have the Trust Estate sold in the manner provided herein. In the event Beneficiary desires to exercise the private power of sale provided hereunder, Beneficiary shall execute or cause Trustee to execute a written notice of default to

cause the Trust Estate to be sold to satisfy the Obligations. Such notice shall be filed for record in Salt Lake County, Utah.

11.5 Exercise of Power of Sale. After the lapse of such time as may then be required by law following the recordation of the notice of default, and notice of default and notice of sale having been given as then required by law and if directed by Beneficiary, Trustee, without demand on Trustor, except as provided by law, shall sell the Trust Estate on the date and at the time and place designated in the notice of sale, either as a whole or in separate parcels, and in such order as Beneficiary may determine (but subject to any statutory right of Trustor to direct the order in which the Property, if consisting of several known lots or parcels, shall be sold), at public auction to the highest bidder, the purchase price payable in lawful money of the United States at the time of sale. The person conducting the sale may, for any cause deemed expedient, postpone the sale from time to time until it shall be completed. In every such case, notice or postponement shall be given by public declaration thereof by such person at the time and place last appointed for the sale or as otherwise provided by law. Trustee shall execute and deliver to the purchaser a Trustee's Deed conveying the property so sold, but without any covenant or warranty, expressed or implied. The recitals in the Trustee's Deed of any matters or facts relating to the exercise of the power of sale and the sale of the Trust Estate shall be conclusive proof of the truthfulness thereof. Any person, including Beneficiary, may bid at the sale. Trustee shall apply the proceeds of the sale to payment of: (a) the costs and expenses of exercising the power of sale and of the sale, including the payment of the Trustee's fees and attorney fees and costs; (b) all sums expended or advanced by Beneficiary in conjunction with any provisions of this Deed of Trust, not then repaid, with accrued interest thereon from the date of expenditure, at the default rate of interest provided in the Loan Agreement; (c) all sums then secured by this Deed of Trust, including interest and principal on the Note; and (d) the remainder, if any, to the person or persons legally entitled thereto, or Trustee, in Trustee's discretion, may deposit the balance of such proceeds with the Clerk of the District Court of Salt Lake County, Utah.

11.6 UCC Remedies. Beneficiary, with regard to the security interest in all Personalty granted to Beneficiary under the Granting Clauses of this Deed of Trust, shall have the right to exercise, from time to time, any and all rights and remedies available to Beneficiary, as a secured party under the Utah enactment of the Uniform Commercial Code, and any and all rights and remedies available to Beneficiary under any other applicable law. Beneficiary shall also have the right to dispose of the Personalty in connection with a foreclosure sale of the Property, whether the foreclosure sale is conducted by the Trustee in connection with the exercise of the private power of sale, or by a sheriff in connection with a judicial foreclosure of this Deed of Trust. Upon written demand from Beneficiary, Trustor shall, at Trustor's expense, assemble the Personalty and make the Personalty available to Beneficiary at the Property.

11.7 Foreclosure as a Mortgage. If an Event of Default occurs and continues hereunder, Beneficiary shall have the option to foreclose this Deed of Trust in the manner provided by law for the foreclosure of mortgages on real property and Beneficiary shall be entitled to recover in such proceedings all costs and expenses incident thereto, including reasonable attorney fees and costs, in such amounts as shall be fixed by the court.

11.8 Receiver. If an Event of Default occurs and continues, Beneficiary, as a matter of right and without regard to the then value of the Trust Estate or the interest of Trustor therein, shall have the right upon notice to Trustor to apply to any court having jurisdiction over the subject matter to appoint a receiver or receivers of the Trust Estate. Any such receiver or receivers shall have all the usual powers and duties of a receiver and shall continue as such and may exercise all such powers until completion of the sale of the Trust Estate or the foreclosure proceeding, unless the receivership is sooner terminated.

11.9 No Remedy Exclusive. No remedy conferred upon or reserved to Beneficiary or Trustee under this Deed of Trust shall be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and concurrent and shall be in addition to every other remedy given under this Deed of Trust, the Loan Agreement, the Note or the other Loan Documents, or now or hereafter existing at law or in equity or by statute. Beneficiary and Trustee may exercise their remedies singly, successively or concurrently against Trustor, any guarantor of Trustor's obligations under the Loan, the Trust Estate, and any other security for the Loan, at the sole and absolute discretion of Beneficiary. No delay or failure to exercise any right or power accruing upon any Event of Default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. In addition, Beneficiary or Trustee may proceed concurrently against the Property and any guarantor, and may start, delay, postpone, cancel or recommence any foreclosure proceeding (whether judicial or non-judicial) while pursuing such guarantors, all at the sole and absolute discretion of Beneficiary. No act of Beneficiary or Trustee shall be construed as an election to proceed under any particular remedy available to Beneficiary or Trustee under any Loan Document to the exclusion of any other remedy in the same or in any other Loan Document, or as an election of remedies to the exclusion of any other remedy which may then or thereafter be available to Beneficiary or Trustee.

11.10 Cross Default. The occurrence and continuance of an Event of Default under this Deed of Trust, the Note, the Loan Agreement, any other Loan Document, or any other agreement or arrangement between Trustor and Beneficiary now existing or entered into hereafter, shall constitute a default under all such documents, including, without limitation, this Deed of Trust, the Note, the Loan Agreement, the other Loan Documents, as well as any other such agreement or arrangement.

11.11 Rights of Trustee. Trustee shall be entitled to rely on the instructions given by Beneficiary to Trustee relating to the exercise of the private power of sale authorized by this Deed of Trust. Trustor hereby acknowledges and agrees that Trustee shall act at the direction of Beneficiary and that Trustee is entitled to rely on directions from Beneficiary as to whether to commence non-judicial foreclosure of the Trust Estate, when to record a Notice of Default, whether and when to issue a Notice of Trustee's Sale, whether to postpone, conduct, cancel or re-notice any Trustee's Sale, and how much to bid in behalf of Beneficiary at any Trustee's Sale. Trustee shall have no authority, acting alone and without direction from Beneficiary, to commence, postpone, cancel, conduct or re-notice a Trustee's Sale, and may rely on information received from Beneficiary without independent investigation or confirmation of the facts as represented by Beneficiary. Trustor hereby waives any liability, damage, claim or cause of action Trustor might have or assert against Trustee resulting from or arising out of Trustee's good faith reliance on the directions Trustee receives from Beneficiary.

ARTICLE XII
MISCELLANEOUS PROVISIONS

12.1 Notices. Except as otherwise provided in this Deed of Trust or in any other Loan Document, whenever Beneficiary or Trustor desire to give or serve any notice, demand, request or other communication with respect to this Deed of Trust or any other Loan Document, each such notice shall be in writing and shall be effective only if the notice is delivered by personal service, by nationally-recognized overnight courier, by facsimile, or by mail, postage prepaid, addressed as follows:

If to Trustor, to:	Stasta, LLC 90 East 7200 South, Suite #200 Midvale, Utah 84047 Attn: _____ Facsimile No. _____
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CEJ Real Estate LLC
2156 Lonsdale Drive
Salt Lake City, Utah 84121
Attn: _____
Facsimile No. _____

With a copy to:

Boyd W. Anderson & Doug Robinson
The Staker Company
6914 S 3000 E #101
SLC, Utah 84121
Facsimile No. _____

If to Beneficiary, to:

America First Federal Credit Union
4051 South 1900 West
Roy, Utah 84067
Attn: Commercial Real Estate Department
Facsimile No. (801) 778-7323

If to Trustee, to:

Cottonwood Title Insurance Agency, Inc.
1996 East 6400 South, Suite 120
Salt Lake City, Utah 84121
Attn: Greg Holbrook
Facsimile No. (801) 277-1411

Any notice delivered personally or by courier shall be deemed to have been given when delivered. Any notice sent by facsimile shall be presumed to have been received on the date transmitted. Any notice sent by mail shall be presumed to have been received five (5) business days after deposit in the United States mail, with postage prepaid and properly addressed. Any party may change its address by giving notice to the other party of its new address in the manner provided above. Any failure by Beneficiary to provide notice to any party other than Trustor shall not impact whether notice has been properly provided by Beneficiary as required under the terms of any of the Loan Documents.

12.2 Severability. If any provision of this Deed of Trust shall be held or deemed to be or shall, in fact, be illegal, inoperative or unenforceable, the same shall not affect any other provision or provisions contained in this Deed of Trust or render the same invalid, inoperative or unenforceable to any extent whatsoever.

12.3 Amendments, Changes and Modifications. This Deed of Trust may not be amended, changed, modified, altered or terminated without the prior written consent of both Beneficiary and Trustor.

12.4 Governing Law. This Deed of Trust shall be governed exclusively by and construed in accordance with the applicable laws of the State of Utah, without giving effect to principles of conflicts of laws.

12.5 Interpretation. Whenever the context shall require, the plural shall include the singular, the whole shall include any part thereof, and any gender shall include both other genders. The article and section headings contained in this Deed of Trust are for purposes of reference only and shall not limit, expand or otherwise affect the construction of any provisions hereof.

12.6 Binding Effect. This Deed of Trust shall be binding upon shall inure to the benefit of the respective successors and assigns of Beneficiary and Trustor.

12.7 Waivers. Beneficiary's failure at any time or times hereafter to require strict performance by Trustor of any of the undertakings, agreements or covenants contained in this Deed of Trust shall not waive, affect or diminish any right of Beneficiary hereunder to demand strict compliance and performance therewith. Any waiver by Beneficiary of any Event of Default under this Deed of Trust shall not waive or affect any other Event of Default hereunder, whether such Event of Default is prior or subsequent thereto and whether of the same or a different type. None of the undertakings, agreements or covenants of Trustor under this Deed of Trust shall be deemed to have been waived by Beneficiary, unless such waiver is evidenced by an instrument in writing signed by an officer of Beneficiary and directed to Trustor specifying such waiver.

12.8 Access. Beneficiary, or Beneficiary's authorized agents and representatives, is hereby authorized and shall have the right, at all reasonable times during the existence of this Deed of Trust and without prior written notice to Trustor, to enter upon the Trust Estate or any portion of the Trust Estate for the purpose of inspecting the Trust Estate or for the purpose of performing any of the acts that Beneficiary is authorized under this Deed of Trust to perform.

12.9 No Partnership. Nothing contained in this Deed of Trust or in any Loan Document shall be construed as creating a joint venture or partnership between Trustor, Trustee and Beneficiary. There shall be no sharing of losses, costs and expenses between Trustor, Trustee and Beneficiary, and neither Beneficiary nor Trustee shall have any right of control or supervision, except as Beneficiary and Trustee may exercise their rights and remedies provided hereunder and in the Loan Documents. In addition, Trustor bears the risk of diminution in value of the Property and the Improvements due to changes in market conditions. Neither Trustee nor Beneficiary shall be liable to Trustor for any loss or potential loss to Trustor that results from Trustor's or Beneficiary's exercise of their remedies under the terms of the Loan Documents, including, but not limited to, claims based on delays in commencing or completing the foreclosure of the Property, claims that the commencement of foreclosure proceedings have adversely affected the marketability of the Property, or otherwise.

12.10 Successor Trustee. Beneficiary may appoint a successor trustee at any time by filing for record in the office of the County Recorder of each county in which the Trust Estate or some part thereof is situated a substitution of trustee. From the time the substitution is filed of record, the new Trustee shall succeed to all the powers, duties, authority and title of the Trustee named herein or of any successor trustee. Each such substitution shall be executed and acknowledged, and notice thereof shall be given and proof thereof made in the manner provided by law.

12.11 Acceptance of Trust. Trustee accepts this Trust when this Deed of Trust, duly executed and acknowledged, is made a public record as provided by law. Trustee is not obligated to notify any party hereto of pending sale under any other deed of trust or any action or proceeding in which Trustor, Beneficiary, or Trustee shall be party, unless brought by Trustee.

12.12 Resignation of Trustee. Trustee may resign as Trustee under this Deed of Trust by recording a resignation of trustee in the office of the county recorder of each county in which any part of the Property is located. A resignation of trustee shall not invalidate the lien and encumbrance of this Deed of Trust against the Trust Estate, or cause any negative legal consequence to the resigning Trustee.

12.13 Request for Notice of Default. Trustor requests that a copy of any notice of default and of any notice of sale hereunder be mailed to Trustor at the address set forth in Section 12.1 of this Deed of Trust.

12.14 Counterparts. This Deed of Trust may be executed in any number of counterparts, each of which when so executed and delivered, shall be deemed an original, but all such counterparts taken together shall constitute only one instrument.

12.15 Construction Mortgage. This Deed of Trust is a “construction mortgage” for purposes of Sections 70A-9a-334 and 70A-2a-309 of the Utah enactment of the Uniform Commercial Code.

12.16 Subrogation of Beneficiary. Beneficiary shall be subrogated to the lien of any previous encumbrance of the Property discharged with funds advanced by Beneficiary under the Loan Documents, regardless of whether such previous encumbrance has been released of record.

12.17 Future Advances. Trustor and Beneficiary agree and acknowledge that Beneficiary may elect to make additional advances under the terms of the Note, the Loan Agreement or otherwise, and that any such future advances shall be subject to, and secured by, this Deed of Trust. Should the Obligations decrease or increase pursuant to the terms of the Note, the Loan Agreement or otherwise, at any time or from time to time, this Deed of Trust shall retain its priority position of record until (a) the termination of the Loan Agreement; (b) the full, final and complete payment of all the Obligations; and (c) the full release and termination of the liens and security interests created by this Deed of Trust.

12.18 Ground Lease Covenants.

(a) Trustor will at all times fully perform and comply with all agreements, conditions and covenants imposed upon Trustor under the Ground Lease, and any failure by the Trustor to do so, after the passage of all notice and cure period under the Ground Lease, shall constitute an Event of Default in this Deed of Trust and the other Loan Documents. In addition, Beneficiary may, but shall not be obligated to, take any action Beneficiary deems necessary or desirable to prevent or cure any default by Trustor in the performance of or compliance with any of the Trustor’s agreements, conditions and covenants under the Ground Lease as expressly permitted by the Ground Lease. Trustor agrees that if it shall receive any notice of any default or alleged default under the Ground Lease from the lessor or landlord under the Ground Lease, Trustor will give written notice to the Beneficiary within five (5) days thereafter specifying such default or alleged default. Upon receipt by Beneficiary from either the lessor or landlord under the Ground Lease or Trustor of any written notice of such default or alleged default by Trustor, Beneficiary may rely thereon and take any actions to cure such default or alleged default after the passage of all notice and cure period for the benefit of Trustor under the Ground Lease even though the existence of such default or the nature thereof may be then or thereafter questioned or denied by Trustor or by any person on behalf of Trustor. Beneficiary is hereby given the power of attorney (which power is coupled with an interest and is irrevocable) to enter in and upon the Premises or any part thereof for such purposes (but without dispossessing Trustor therefrom) as often as Beneficiary in its sole discretion deems necessary or desirable and to take any and all other actions as Beneficiary in its sole discretion deems necessary or desirable to prevent or cure any default or alleged default under the Ground Lease by Trustor. Beneficiary may pay and expend such sums of money as Beneficiary in its sole discretion deems necessary for any such purpose, and any sums expended by Beneficiary for such purposes, together with interest thereon at the interest rate then due on any of the Obligations until paid, shall be immediately due and payable by Trustor and shall be additional amounts secured by this Deed of Trust.

(b) Trustor will not surrender the Leased Premises (as defined in the Ground Lease), nor terminate nor cancel the Ground Lease, and Trustor will not, without the express written consent of Beneficiary, materially modify, change, supplement, alter or amend the Ground Lease, either orally or in writing, and any such surrender, termination, cancellation, modification, change,

supplement, alteration or amendment of the Ground Lease without the prior written consent of Beneficiary shall be void and of no force and effect. As further security for the repayment of the Debt and obligations secured hereby, Trustor hereby assigns to Beneficiary all of Trustor's rights, privileges and prerogatives as lessee or tenant under the Ground Lease to terminate, cancel, modify, extend, change, supplement, alter or amend the Ground Lease. All notices which Trustor shall give to or serve upon the lessor or landlord under the Ground Lease, whether or not required by the Ground Lease, shall contemporaneously with such giving or service be given or served upon the Beneficiary.

(c) If Trustor shall acquire any additional right, title or interest in and to the fee title underlying the Ground Lease (the "Ground Lease Premises") or any part thereof, including, but not limited to, the title to such land and the buildings, structures, improvements and fixtures situate thereon, then, and each and every time such event shall occur, this Deed of Trust shall immediately and automatically, without further act of either Trustor or Beneficiary, constitute and be a valid and subsisting lien upon all such additional right, title or interest with the same priority as the lien hereunder upon the Ground Lease Premises and without the intervention of any other claim, encumbrance, lien or right whatsoever. Each and every time such event shall occur, upon Beneficiary's request, Trustor shall cause Beneficiary's policy of mortgage title insurance furnished in connection herewith to be amended to insure this Deed of Trust as a valid and subsisting lien upon any and all such after-acquired right, title or interest with the same priority as the lien hereunder upon the Ground Lease Premises and without the intervention of any other claim, encumbrance, lien or right whatsoever (other than the Permitted Encumbrances), and Trustor shall execute such other instruments and documents and take such other actions as Beneficiary may reasonably request to provide Beneficiary with further assurances as to such validity and priority.

12.19 Partial Release. Notwithstanding anything to the contrary set forth in this Deed of Trust and the other Loan Documents, following the occurrence of the Term Financing Phase and upon Stabilization (as such terms are defined in the Loan Agreement), Trustor may obtain, and Beneficiary agrees to, the release certain portions of the Property upon which completed Improvements have been constructed (collectively, the "Release Parcel") from the lien of the Deed of Trust and other Loan Documents (such release, the "Partial Release") upon satisfaction of the following conditions:

(a) On or before the time of the release, Trustor shall deliver to Beneficiary amounts set forth on Exhibit "C" attached hereto ("Release Price") and such Release Price shall be applied by Beneficiary against the outstanding balance under the Loan Documents;

(b) immediately before such release, no Event of Default shall have occurred and be continuing beyond any notice and cure period;

(c) the conveyance of the Release Parcel does not prevent access to or from, the portion of the Property continuing to be subject to the lien of the Loan Documents after such release (the "Remaining Property");

(d) the Release Parcel is a legally subdivided parcel from the Remaining Property and is, or will be upon the recordation of the release, on a separate tax lot from the Remaining Property (and Beneficiary shall reasonably cooperate in such separation in anticipation of or in connection with such release);

(e) evidence that the Remaining Property exists and operates independently from the Release Parcel;

(f) an officer's certificate certifying that such release, to Trustor's knowledge, shall not cause the Remaining Property to be in violation of any applicable laws (including without limitation any and all applicable zoning and subdivision laws, setback requirements, parking ratio requirements and use requirements) and shall not have a material adverse effect on (i) Trustor's financial condition; or (ii) the value of the Remaining Property (taking into consideration Trustor's compliance with the requirements of obtaining the release, if applicable);

(g) Trustor shall submit to Beneficiary, not less than ten (10) days prior to the date of such release, such releases, satisfactions, discharges and/or assignments for the Release Parcel to be released for execution by Beneficiary, which shall be in form and substance reasonably satisfactory to Beneficiary and appropriate in the jurisdiction in which the Property is located; and

(h) Trustor shall have paid all of Beneficiary's reasonable out-of-pocket costs and expenses (including reasonable attorneys' fees and disbursements) incurred in connection with the Partial Release and the review and approval of the documents and information required to be delivered in connection therewith.

DATED effective as of the date first above written.

TRUSTOR:

STASTA, LLC,
a Utah limited liability company

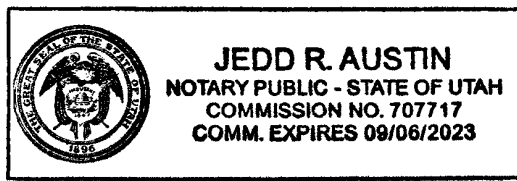
By: [Signature]
Name: Michael C. Stagl
Title: Manager

STATE OF UTAH)
 : ss.
COUNTY OF Salt Lake

The foregoing instrument was acknowledged before me this 14 day of ^{AUG}~~July~~, 2020, by Michael C. Stagl, who is the Manager of STASTA, LLC, a Utah limited liability company.

[Signature]
NOTARY PUBLIC
Residing at Salt Lake County, Utah

My Commission Expires:
9-6-23



CEJ REAL ESTATE LLC,
a Utah limited liability company

By: Thomas Jepperson
Name: Thomas Jepperson
Title: Manager

STATE OF UTAH)
) : ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 6th day of AUGUST, 2020, by Thomas Jepperson, who is the Manager of CEJ REAL ESTATE LLC, a Utah limited liability company.

Michael Paul Chabries
NOTARY PUBLIC
Residing at DAVIS County, Utah

My Commission Expires:
8-27-2023



EXHIBIT "A"

PROPERTY DESCRIPTION

The following described real property is located in Salt Lake County, Utah:

TRACT 1:

An entire tract of land described as "Lots 101-104" in that Corrective Special Warranty Deed recorded June 12, 2020 as Entry No. 13296989 in Book 10960, at Page 3104 in the Office of the Salt Lake County Recorder. Said entire tract is located the in the South Half of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian and described as follows:

Beginning at the southernmost point of Bringhurst Area Road Dedication recorded February 14, 2020 as Entry No. 13194533 in Book 2020P at Page 30 in the Office of said Recorder being North 2,724.76 feet along the section line and East 90.66 feet from the South Quarter Corner of said Section 22; and running thence along an easterly boundary line of said road dedication the following six (6) courses: 1) Northwesterly 87.95 feet along the arc of a 445.00 foot radius non-tangent curve to the right (center bears North 78°40'33" East and the chord bears North 05°39'43" West 87.81 feet with a central angle of 11°19'27"); 2) North 67.80 feet; 3) Northwesterly 72.98 feet along the arc of a 525.00 foot radius curve to the left (center bears West and the chord bears North 03°58'56" West 72.92 feet with a central angle of 07°57'52"); 4) Northeasterly 11.64 feet along the arc of a 20.00 foot radius non-tangent curve to the right (center bears North 82°02'08" East and the chord bears North 08°42'44" East 11.48 feet with a central angle of 33°21'12"); 5) Northeasterly 29.92 feet along the arc of a 91.50 foot radius compound curve to the right (center bears South 64°36'40" East and the chord bears North 34°45'23" East 29.79 feet with a central angle of 18°44'05"); 6) Northeasterly 9.24 feet along the arc of a 20.00 foot radius non-tangent curve to the right (center bears South 45°52'34" East and the chord bears North 57°21'46" East 9.16 feet with a central angle of 26°28'41") to the southwesterly corner of Bringhurst Station Phase 1 Plat 1 recorded April 15, 2020 as Entry No. 13243894 in Book 2020P at Page 81; thence along the southerly right-of-way line of Mortimer Way described in said Bringhurst Station Phase 1 Plat 1 and Bringhurst Station Phase 1 Plat 3 recorded April 15, 2020 as Entry No. 13243910 in Book 2020P at Page 82 in the Office of said Recorder the following four (4) courses: 1) North 70°36'07" East 162.95 feet; 2) Northeasterly 46.97 feet along the arc of a 117.00 foot radius curve to the right (center bears South 19°23'53" East and the chord bears North 82°06'06" East 46.65 feet with a central angle of 22°59'59"); 3) South 86°23'54" East 21.70 feet; 4) Easterly 84.97 feet along the arc of a 183.00 foot radius curve to the left (center bears North 03°36'06" East and the chord bears North 80°18'01" East 84.21 feet with a central angle of 26°36'11") to a westerly point of Bringhurst Station Phase 1 Plat 5 recorded June 10, 2020 as Entry No. 13295009 in Book 2020P at Page 144 in the Office of said Recorder; thence along said subdivision, Bringhurst Station Phase 1 Plat 6 recorded June 10, 2020 as Entry No. 13295010 in Book 2020P at Page 145, and Bringhurst Phase 1 Plat 2 recorded June 10, 2020 as Entry No. 13295008 in Book 2020P at Page 143 in the Office of said Recorder the following six (6) courses: 1) Southeasterly 109.97 feet along the arc of a 263.64 foot radius non-tangent curve to the right (center bears South 09°07'39" West and the chord bears South 68°47'08" East 109.17 feet with a central angle of 23°53'55"); 2) South 21°46'57" East 1,055.76 feet; 3) South 19°19'20" East 215.18 feet; 4) South 36°19'38" West 148.61 feet; 5) North 89°14'00" West 60.27 feet; 6) South 58°24'06" West 101.09 feet to a point on the easterly boundary line of Rocky Mountain Power Property, recorded in that Special Warranty Deed on October 26, 2016 as Entry No. 12398125 in Book 10492 at Page 3531 and

corrected by Affidavit recorded May 2, 2019 as Entry No. 12980114 in Book 10776 at Page 4999 in the Office of said Recorder; thence North 31°35'54" West 1,236.05 feet along said boundary line and the easterly boundary line of Utah Power & Light Company Property, recorded in that certain Deed recorded December 9, 1963 as Entry No. 1964616 in Book 2131 at page 101 in the Office of said Recorder to the point of beginning.

TRACT 2:

An entire tract of land described as "Lots 105-107" in that Corrective Special Warranty Deed recorded June 12, 2020 as Entry No. 13296989 in Book 10960, at Page 3104 in the Office of the Salt Lake County Recorder. Said entire tract is located the in the South Half of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian and described as follows:

Beginning at point on the Easterly Right-of-Way Line of Camp Williams Road (SR-068) as shown on the right of way plans for Project S-0136(4) and dated May 15, 1968, on file in the office of the Utah Department of Transportation, said point also being North 1,529.03 feet along the section line and East 109.54 feet from the South Quarter Corner of said Section 22; and running thence along the easterly right-of-way line of said Camp Williams Road the following four (4) courses: 1) North 19°23'53" West 329.80 feet; 2) North 1.40 feet; 3) North 19°24'06" West 6.69 feet; 4) North 22°14'09" West 384.58 feet; thence North 70°36'07" East 298.78 feet to a point on the westerly boundary line of Utah Power & Light Company Property, recorded in that certain Deed recorded December 9, 1963 as Entry No. 1964616 in Book 2131 at page 101 in the Office of said Recorder; thence South 31°35'54" East 638.26 feet along said westerly boundary line and the westerly boundary line of Rocky Mountain Power Property, recorded in that Special Warranty Deed on October 26, 2016 as Entry No. 12398125 in Book 10492 at Page 3531 and corrected by Affidavit recorded May 2, 2019 as Entry No. 12980114 in Book 10776 at Page 4999 in the Office of said Recorder to a northerly point of Bringhurst Area Road Dedication recorded February 14, 2020 as Entry No. 13194533 in Book 2020P, at Page 30 in the Office of said Recorder; thence along said road dedication the following three (3) courses: 1) Southeasterly 70.94 feet along the arc of a 473.26 foot radius non-tangent curve to the left (center bears North 84°58'29" East and the chord bears South 09°19'11" East 70.88 feet with a central angle of 08°35'19"); 2) Southwesterly 43.99 feet along the arc of a 30.00 foot radius reverse curve to the right (center bears South 76°23'10" West and the chord bears South 28°23'35" West 40.15 feet with a central angle of 84°00'50"); 3) South 70°24'00" West 372.95 feet to the point of beginning.

TRACT 3:

An entire tract of land described as "Lots 108-109" in that Corrective Special Warranty Deed recorded June 12, 2020 as Entry No. 13296989 in Book 10960, at Page 3104 in the Office of the Salt Lake County Recorder. Said entire tract is located the in the South Half of Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian and described as follows:

Beginning at point on the Easterly Right-of-Way Line of Camp Williams Road (SR-068) as shown on the right of way plans for Project S-0136(4) and dated May 15, 1968, on file in the office of the Utah Department of Transportation, said point also being North 962.46 feet along the section line and East 309.04 feet from the South Quarter Corner of said Section 22; and running thence along said easterly right-of-way line of Camp Williams Road the following five (5) courses: 1) North 19°23'53" West 23.00 feet; 2) North 20°38'37" East 77.72 feet; 3) North 19°23'48" West 50.00 feet; 4) North 78°00'57" West 58.57 feet; 5) North 19°23'53" West 357.67 feet to the southwesterly corner of Bringhurst Area Road Dedication recorded February 14, 2020 as Entry No. 13194533 in Book 2020P at Page 30 in the Office of said Recorder; thence along said road dedication the following eight (8) courses: 1) North 70°24'00" East 268.57 feet; 2) Southeasterly 16.43 feet along the arc of a 28.00 foot radius non-tangent curve to the right (center bears South 36°47'15" West and the chord bears South 36°24'22" East 16.19 feet with a central angle of

33°36'45"); 3) North 70°24'00" East 35.00 feet; 4) Northwesterly 16.43 feet along the arc of a 28.00 foot radius non-tangent curve to the right (center bears North 70°24'00" East and the chord bears North 02°47'38" West 16.19 feet with a central angle of 33°36'45"); 5) North 70°24'00" East 65.22 feet; 6) Southeasterly 41.88 feet along the arc of a 30.00 foot radius curve to the right (center bears South 19°36'00" East and the chord bears South 69°36'26" East 38.56 feet with a central angle of 79°59'08"); 7) Southeasterly 197.92 feet along the arc of a 473.26 foot radius reverse curve to the left (center bears North 60°23'08" East and the chord bears South 41°35'42" East 196.48 feet with a central angle of 23°57'40"); 8) South 53°35'36" East 41.66 feet; thence South 31°35'54" East 107.04 feet; thence South 89°34'05" East 31.21 feet; thence South 37°11'42" West 138.60 feet; thence South 76°33'20" West 128.33 feet; thence North 06°48'00" West 142.95 feet; thence North 89°34'05" West 131.00 feet; thence South 06°48'00" East 347.77 feet; thence North 89°34'05" West 155.37 feet to the point of beginning.

(For informational purposes: TRACTS 1, 2 and 3 being the proposed "Bringhurst Station Industrial Park")

TRACT 4 (Leasehold Parcels):

Lease Parcel 1:

Beginning at a point being North 961.28 feet along the section line and East 464.40 feet from the South quarter corner of said Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 06°48'00" West 347.77 feet; thence South 89°34'05" East 131.00 feet; thence South 06°48'00" East 347.77 feet; thence North 89°34'05" West 131.00 feet to the point of beginning.

Lease Parcel 2:

Beginning at a point being North 1,303.80 feet along the section line and East 795.89 feet from the South quarter corner of said Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 89°34'05" East 129.59 feet; thence South 31°55'00" East 408.38 feet; thence North 89°34'05" West 129.59 feet; thence North 31°55'00" West 408.38 feet to the point of beginning.

Lease Parcel 3:

Beginning at a point being North 1,395.32 feet along the section line and East 692.46 feet from the South quarter corner of said Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 53°35'36" East 42.83 feet; thence Southeasterly 142.78 feet along the arc of a 480.00 foot radius curve to the left (center bears North 36°24'24" East and the chord bears South 62°06'54" East 142.26 feet with a central angle of 17°02'37"); thence North 89°34'05" West 104.13 feet; thence North 31°35'54" West 26.82 feet; thence North 31°35'54" West 80.22 feet to the point of beginning.

Lease Parcel 4:

Beginning at a point being North 1365.33 feet along the section line and East 926.94 feet from the South quarter corner of said Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence Northwesterly 168.64 feet along the arc of a 400.00 foot radius curve to the right (center bears North 12°15'04" East and the chord bears North 65°40'16" West 167.39 feet with a central angle of 24°09'20"); thence North 53°35'36" West 84.47 feet; thence Northwesterly 350.70 feet along the arc of a 393.26 foot radius curve to the right (center bears North 36°25'28" East and the chord bears North 28°01'42" West 339.20 feet with a central angle of 51°05'41"); thence Northwesterly 330.18 feet along the arc of a 640.00 foot radius curve to the left (center bears South 87°32'11" West and the chord bears North 17°14'36" West 326.53 feet with a central angle of 29°33'34"); thence North 32°01'23" West 560.47 feet; thence Northwesterly 133.85 feet along the arc of a 310.00 foot radius curve to the right (center bears North 57°58'37" East and the chord bears North 19°39'11" West 132.82 feet with a central angle of 24°44'22"); thence South 31°35'54" East 1,562.25 feet to the point of beginning.

Lease Parcel 5:

Beginning at a point being North 1,760.83 feet along the section line and East 467.62 feet from the South quarter corner of said Section 22, Township 4 South, Range 1 West, Salt Lake Base and Meridian; and running thence North 31°35'54" West 636.59 feet; thence North 70°36'07" East 80.05 feet; thence South 32°01'30" East 325.96 feet; thence Southeasterly 308.48 feet along the arc of a 560.00 foot radius curve to the right (center bears South 57°58'37" West and the chord bears South 16°14'31" East 304.60 feet with a central angle of 31°33'44") to the point of beginning.

Tax Id No.: 33-22-326-002, 33-22-451-002, 33-22-401-014, 33-22-401-013, 33-22-400-031, 33-22-400-009, 33-22-401-006, 33-22-401-003 and 33-22-251-002

EXHIBIT "B"

GROUND LEASE

That certain Lease Agreement dated October 29, 2019, wherein Pacificorp, an Oregon corporation ("Pacificorp"), is "Landlord" and Monarch Development of Salt Lake City, LLC, a Utah limited liability company ("Monarch"), is "Tenant", whereby a portion of Tenant's interest in and to said Lease (Lease Parcels 1 – 5) having been conveyed to Stasta, LLC, a Utah limited liability company ("Stasta"), by a Lease Assignment dated December ____, 2019, between Pacificorp, Stasta and Liberty Ventures, LC, a Utah limited liability company.

Referenced and identified in that certain Memorandum of Lease dated August 25th, 2020, recorded August 25th, 2020 in the real estate records of Salt Lake County, Utah as Document No. 13872855.

EXHIBIT "C"

RELEASE PRICE

Unit	Square Footage	Loan Amount Per Unit	125% Prorata Share
1	10,633	\$ 1,048,483	\$ 1,310,603
2	10,413	\$ 1,026,789	\$ 1,283,487
3	9,407	\$ 927,592	\$ 1,159,490
4	9,407	\$ 927,592	\$ 1,159,490
5	9,407	\$ 927,592	\$ 1,159,490
6	9,407	\$ 927,592	\$ 1,159,490
7	8,695	\$ 857,383	\$ 1,071,729
8	8,554	\$ 843,481	\$ 1,054,351
9	8,554	\$ 843,481	\$ 1,054,351
10	8,554	\$ 843,481	\$ 1,054,351
11	8,554	\$ 843,481	\$ 1,054,351
12	8,916	\$ 879,176	\$ 1,098,970
13	2,859	\$ 281,920	\$ 352,399
14	2,859	\$ 281,920	\$ 352,399
15	2,859	\$ 281,920	\$ 352,399
16	2,859	\$ 281,920	\$ 352,399
17	4,720	\$ 465,425	\$ 581,782
18	4,720	\$ 465,425	\$ 581,782
19	4,720	\$ 465,425	\$ 581,782
20	4,720	\$ 465,425	\$ 581,782
	140,817.00	\$ 13,885,500	\$ 17,356,875