

AFTER RECORDING RETURN TO:  
Broadmark Real Estate Management II, LLC  
1420 5<sup>th</sup> Avenue Suite 2000  
Seattle, WA 98101

UT-73471-CM A

Information Required by RCW Ch. 36.18 and 65.04.

Document Title: First Amendment to Deed of Trust Security Agreement and Fixture Filing with Assignment of Leases and Rents  
Reference Number(s) of Document Assigned or Released: 473006  
Grantor(s): Zenith Tooele, LLC, a Delaware limited liability company  
Grantee: BRELF II, LLC, a Washington limited liability company

**FIRST AMENDMENT TO DEED OF TRUST,  
SECURITY AGREEMENT AND FIXTURE FILING WITH  
ASSIGNMENT OF LEASES AND RENTS**

THIS FIRST AMENDMENT TO DEED OF TRUST is made this 24<sup>th</sup> day of May, 2019, between Zenith Tooele, LLC, a Delaware limited liability company as ("Grantor"), whose address is 2040 Murray Holladay RD, STE 204, Salt Lake City, UT 84117, to Eagle Gate Title Insurance Agency, Inc. ("Trustee"), whose address is 802 E Winchester ST, Murray, UT 84107 for the benefit of BRELF II, LLC, a Washington limited liability company, or assigns, ("Beneficiary") whose address is 1420 5<sup>th</sup> Avenue, Suite 2000, Seattle, WA 98101, on the following terms:

1. The Property encumbered by this First Amendment to Deed of Trust and the original Deed of Trust is as follows:

Real property in the County of Tooele, State of Utah, described as follows:

A part of the Southeast quarter of Section 17, Township 3 South, Range 4 West, Salt Lake Base and Meridian; beginning at the East Quarter Corner of said Section; and running thence South 00°14'08" East 1876.65 feet along the section line; thence South 89°45'52" West 2003.63 feet; thence North 00°14'08" West, 1,874.97 feet to the East-West Quarter Section Line; thence North 89°43'00" East 2,003.63 feet along said East-West Quarter Section line to the Point of Beginning.

Less that portion of 400 West (Franks Drive) dedicated in Overlake Estates 1C Subdivision recorded March 2, 1998, Entry No. 107635 in the Tooele County Recorder's Office out of 2/128/27 of 2019 year.

PHYSICAL ADDRESS: UT-112 & 600 West  
Tooele, UT 84074

ASSESSOR'S TAX PARCEL NO.: 02-128-0-0029

2. The original Deed of Trust is recorded under Tooele County Auditor's File No. 473006.

3. The sole amendment to the original Deed of Trust is to provide for a change in the amount of the Promissory Note to \$10,400,000.00, and such other and further additional advances as may be made by Beneficiary to Grantor. In all other respects the original Deed of Trust shall remain in full force and effect, and unchanged.

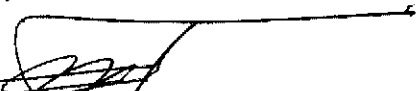
*Signature Page to Follow*

GRANTOR:

Zenith Tooole, LLC, a Delaware limited liability company

By: Zenith Development, LLC, a Delaware limited liability company, its Manager

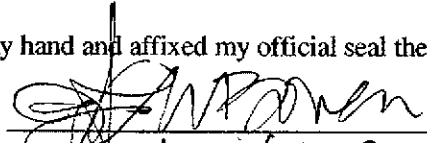
By: Mount Royal Partners, LLC, an Arizona limited liability company, its Co-Manager

By:   
Matt Smock, Manager

STATE OF Utah )  
COUNTY OF Salt Lake )§

I certify that I know or have satisfactory evidence that Matt Smock is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as Manager of Mount Royal Partners, LLC, an Arizona limited liability company, Co-Manager of Zenith Development, LLC, a Delaware limited liability company, Manager of Zenith Tooole, LLC, a Delaware limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

  
Print Name: Jennifer Bowen  
NOTARY PUBLIC in and for the State of Utah, residing at: Salt Lake  
My appointment expires: 8/11/22



GRANTOR:

Zenith Tooeele, LLC, a Delaware limited liability company

By: Zenith Development, LLC, a Delaware limited liability company, its Manager  
By: CWA Investments LLC, a Utah limited liability company, its Co-Manager

By: *Charles W. Akerlow*  
Charles W. Akerlow, Manager

STATE OF Utah )  
COUNTY OF Salt Lake )§

I certify that I know or have satisfactory evidence that Charles W. Akerlow is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as Manager of CWA Investments LLC, a Utah limited liability company, Co-Manager of Zenith Development, LLC, a Delaware limited liability company, Manager of Zenith Tooeele, LLC, a Delaware limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

*Jennifer Bowen*  
Print Name: Jennifer Bowen  
NOTARY PUBLIC in and for the State of  
Utah, residing at: Salt Lake  
My appointment expires: 8/11/22

