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11/5/2019 2:11:00 PM \$40.00
Book - 10856 Pg - 259-262
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 4 P.

RECORDING REQUESTED BY:
Mountain West REIT, LLC
c/o Taylor Derrick Capital, LLC
2298 W. Horizon Ridge Pkwy #213
Henderson, NV 89052
Loan # 839

APN: 15-12-277-012, 15-12-277-013 and 15-12-277-018 (for reference purposes only)

CT-1083006-CAP | 15-12-277-021

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated October 31st, 2019, is made and executed between **CW THE CHARLI PARTNERSHIP, L.P.**, a Delaware limited partnership (the "Trustor" or "Borrower") and Mountain West REIT, LLC, a Delaware limited liability company, whose address is 357 West 200 South #200, Salt Lake City, UT 84101 ("Lender").

Lender and Trustor have entered into a Construction Deed of Trust, Security Agreement, Assignment of Leases and Rents and Fixture Filing dated December 20, 2018 and recorded in the office of the Salt Lake County Recorder on December 21, 2018 as Entry Number 12908016 in Book 10740 at Page 8828-8867 (the "Deed of Trust").

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

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF.

MODIFICATION. Lender and Borrower hereby modify the Deed of Trust to increase the secured amount of said Deed of Trust to NINETEEN MILLION SIX HUNDRED THIRTY THOUSAND and 00/100 DOLLARS (\$19,630,000.00).

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Deed of Trust shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Deed of Trust as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the Secured Promissory Note secured by the Deed of Trust (the "Note"). It is the intention of Lender to retain as liable all parties to the Deed of Trust and all parties, makers and endorsers to the Note, including accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, if any, shall not be released by virtue of this Modification.

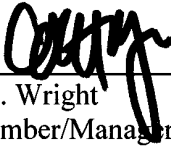
“Borrower:

CW THE CHARLI PARTNERSHIP, L.P.
A Delaware limited partnership

By: CW THE CHARLI, LLC
Its: General Partner

By: CW Urban, LLC
Its: Sole Member/Manager


By: CW Development Group, LLC (fka CW Group, LLC)
Its: Sole Member/Manager



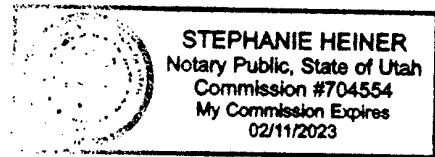
By: Colin H. Wright
Its: Sole Member/Manager

STATE OF Utah }
 }
COUNTY OF Davis }

The foregoing instrument was ACKNOWLEDGED before me on this 31st day of October, 2019, by Colin H. Wright in his aforesated capacity.



Notary Public



SCHEDULE A

PARCELS 1 AND 2:

All of Lots 11 and 12, of WALKER'S SUBDIVISION, of Block 4, Plat "A", Salt Lake City Survey, excepting therefrom the following described tract: Commencing 125.5 feet West of the Northeast corner of Lot 11, said Walker's Subdivision and running thence West 23 feet; thence South 245 feet; thence East 23 feet; thence North 245 feet to the place of beginning.

PARCEL 3:

A parcel of land located within Lots 11 and 12, Block 4, Plat "A", WALKER'S SUBDIVISION, Salt Lake City Survey, within Salt Lake City, State of Utah, more particularly described as follows:

Beginning at the Northwest corner of said Lot 11; thence South 00°01'41" East, along the West lines of said Lots 11 and 12, parallel to and 8.5 feet Westerly of the Denver and Rio Grande Western Railroad Company's former I.C.C. Track 62-S6A2, a distance of 245.0 feet to the Southwest corner of said Lot 12; thence East, along the South line of Lot 12, a distance of 15.5 feet to the existing West property line of Glade Candy Company; thence North 00°01'41" West, along said existing West property line of Glade Candy Company parallel to and 7.0 feet Easterly of said I.C.C. Track 62-S6A2, a distance of 245.0 feet to a point on the North line of said Lot 11; thence West, along said North line of Lot 11 a distance of 15.5 feet to the point of beginning.

NOTE: Parcel Identification Numbers: 15-12-277-012, 15-12-277-013 and 15-12-277-018 (for reference purposes only)

The Land described herein also known by the street address of:
55 West 800 South
Salt Lake City, UT 84101