

RECORDATION REQUESTED BY:
WESTERN COMMUNITY BANK
375 S MAIN ST., SUITE 1
ALPINE, UT 84004

ENT 56004;2008 PG 1 of 5
RANDALL A. COVINGTON
UTAH COUNTY RECORDER
2008 May 12 4:24 pm FEE 34.00 BY EO
RECORDED FOR PROVO ABSTRACT COMPANY

WHEN RECORDED MAIL TO:
WESTERN COMMUNITY BANK
375 S MAIN ST., SUITE 1
ALPINE, UT 84004

PAC # 38871 / 38108

FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated April 17, 2008, is made and executed between CASCADE SHADOWS, INC., whose address is P O BOX 1062, AMERICAN FORK, UT 84003 ("Trustor") and WESTERN COMMUNITY BANK, whose address is 375 S MAIN ST., SUITE 1, ALPINE, UT 84004 ("Lender").

DEED OF TRUST. Lender and Trustor have entered into a Deed of Trust dated February 3, 2006 (the "Deed of Trust") which has been recorded in UTAH County, State of Utah, as follows:

REVOLVING DEED OF TRUST RECORDED ON FEBRUARY 9, 2006, IN THE OFFICE OF THE UTAH COUNTY RECORDER IN STATE OF UTAH AS ENTRY NO.16422:2006, PGS 1 OF 7.

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

SEE ATTACHED EXHIBIT "A":

TOGETHER WITH ALL WATER RIGHTS OF EVERY KIND AND NATURE NOW OWNED OR HEREINAFTER ACQUIRED APPURTENANT THERETO.

The Real Property or its address is commonly known as APPROX. 13000 SOUTH 4800 WEST, SANTAQUIN, UT 84655.

MODIFICATION. Lender and Trustor hereby modify the Deed of Trust as follows:

THIS REVOLVING DEED OF TRUST IS MODIFIED TO INCLUDE THE ADDITION OF THE FOLLOWING REAL PROPERTY IDENTIFIED AS:

PARCEL 7: ALL OF THAT PORTION OF LOT 3, SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, LYING ON THE SOUTH SIDE OF HIGHLINE CANAL WHICH HAS BEEN DEEDED TO THE UNITED STATES.

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY TO-WIT: COMMENCING AT A POINT LOCATED 1138.11 FEET SOUTH AND 591.99 FEET WEST FROM THE NORTH QUARTER CORNER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 00 DEG. 00' 00" EAST 19.54 FEET; THENCE NORTH 69 DEG. 32' 40" WEST 412.82 FEET; THENCE NORTH 00 DEG. 33' 00" WEST 4.32 FEET; THENCE SOUTH 71 DEG. 33' 00" EAST 407.79 FEET TO THE POINT OF BEGINNING.

ALSO, LESS AND EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE STRAWBERRY HIGHLINE CANAL.

PARCEL 8: COMMENCING 9.20 CHAINS WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTH 6.72 CHAINS; THENCE WEST 8.04 CHAINS; THENCE NORTH 6.72 CHAINS; THENCE EAST 1.07 CHAINS; THENCE NORTH 16.99 CHAINS; THENCE EAST 25 LINKS; THENCE NORTH 1.47 CHAINS; THENCE EAST 6.72 CHAINS; THENCE SOUTH 18.46 CHAINS TO BEGINNING.

LESS AND EXCEPTING THEREFROM ANY OIL, GAS AND MINERAL RIGHTS.

PARCEL 9A: BEGINNING AT A POINT LOCATED NORTH 1745.70 (532.09 METERS) AND WEST 16.50 FEET (5.03 METERS) FROM THE SOUTH ONE QUARTER CORNER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST ALONG A FENCE LINE 595.32 FEET (181.45 METERS); THENCE SOUTH 363.00 FEET (110.64 METERS); THENCE NORTH 89 DEG. 35' 47" WEST 315.32 FEET (96.11 METERS); THENCE SOUTH 00 DEG. 19' 30" WEST ALONG A FENCE LINE 383.90 FEET (117.01 METERS); THENCE SOUTH 86 DEG. 53' 49" WEST ALONG A FENCE LINE 206.26 FEET (62.87 METERS); THENCE NORTH 01 DEG. 16' 57" EAST ALONG A PARTIAL FENCE LINE 753.89 FEET (229.79 METERS); THENCE NORTH 89 DEG. 39' 02" EAST ALONG A FENCE LINE 351.48 FEET (107.13 METERS); THENCE EAST ALONG A FENCE LINE 5.90 FEET (1.80 METERS); THENCE NORTH 00 DEG. 21' 15" WEST ALONG A FENCE LINE 450.40 FEET (137.28 METERS); THENCE NORTH 89 DEG. 57' 40" EAST ALONG A PARTIAL FENCE LINE 565.80 FEET (172.46 METERS); THENCE NORTH 777.48 FEET (236.98 METERS); THENCE EAST 181.50 FEET (55.32 METERS); THENCE SOUTH 1228.26 FEET (374.37 METERS); TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION WHICH EXTENDS INTO CHERRY ORCHARD ESTATES SUBDIVISION, PLAT "G".

PARCEL 9B: TOGETHER WITH THE FOLLOWING EASEMENT AND RIGHT OF WAY FOR A DITCH:

BEGINNING AT THE WATER WELL-HOLE LOCATED AT A POINT 9.57 CHAINS WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND NORTH 46 FEET MORE OR LESS TO OUTLET DITCH AND EASTERLY 13 FEET, MORE OR LESS, TO SAID WELL-HOLE; THENCE WESTERLY 13 FEET, MORE OR LESS, TO GRANTOR'S WEST FENCE LINE; THENCE NORTH ALONG SAID FENCE LINE; THENCE NORTH ALONG SAID FENCE LINE OF GRANTOR 20.25 CHAINS, MORE OR LESS; THENCE EAST 30 LINKS; THENCE NORTH 5.50 CHAINS TO GRANTOR'S NORTH FENCE LINE AND THE PROPERTY OF SAID PARTIES OF THE THIRD PART. TOGETHER WITH THE RIGHT OF THE

**MODIFICATION OF DEED OF TRUST
(Continued)**

Loan No: 2 826369 000

Page 2

PARTIES OF THE THIRD PART AND THEIR HEIRS, REPRESENTATIVES AND ASSIGNS TO GO UPON THE LANDS OF GRANTORS TO CLEAN AND MAINTAIN SAID WATER WELL AND DITCH.

TOGETHER WITH ALL WATER RIGHTS OF EVERY KIND AND NATURE NOW OWNED OR HEREINAFTER ACQUIRED APPURTENANT THERETO.

THE RATE OF INTEREST IS VARIABLE AND FLOATS AT 1.00% OVER NEW YORK PRIME WITH A FLOOR OF 8.00%. THE CURRENT RATE AS OF THE DATE OF THIS MODIFICATION, APRIL 17, 2007, IS 8.00%.

THE PRINCIPAL INCREASE IS \$300,000.00 MAKING THE TOTAL MAXIMUM LINE OF CREDIT \$1,500,000.00.

ADDRESS OF SAID LENDER, WESTERN COMMUNITY BANK, IS MODIFIED TO READ: WESTERN COMMUNITY BANK, 375 SOUTH MAIN STREET, SUITE 1, ALPINE, UTAH 84004.

THE MATURITY DATE IS EXTENDED TO APRIL 17, 2009.

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 promissory note or other credit agreement 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, shall not be released by virtue of this Modification. If any person who signed the original Deed of Trust does not sign this Modification, then all persons signing below acknowledge that this Modification is given conditionally, based on the representation to Lender that the non-signing person consents to the changes and provisions of this Modification or otherwise will not be released by it. This waiver applies not only to any initial extension or modification, but also to all such subsequent actions.

TRUSTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST AND TRUSTOR AGREES TO ITS TERMS. THIS MODIFICATION OF DEED OF TRUST IS DATED APRIL 17, 2008.


TRUSTOR:

CASCADE SHADOWS, INC.

By:


 KIMBALL T STRATTON, President of CASCADE SHADOWS, INC.

By:


 MARLENE STRATTON, Secretary/Treasurer of CASCADE SHADOWS, INC.

LENDER:

WESTERN COMMUNITY BANK

X


 Authorized Officer

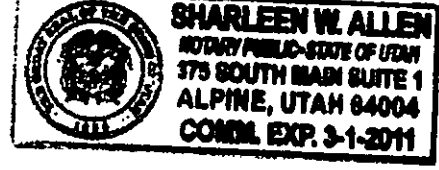
MODIFICATION OF DEED OF TRUST
(Continued)

Loan No: 2 826369 000

Page 3

CORPORATE ACKNOWLEDGMENT

STATE OF Utah)
)
COUNTY OF Utah) SS
)

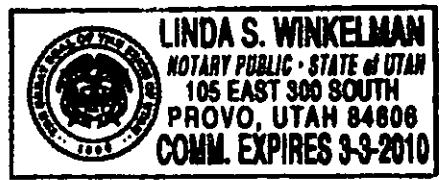


On this 7 day of May, 2008, before me, the undersigned Notary Public, personally appeared **KIMBALL T STRATTON, President of CASCADE SHADOWS, INC. and MARLENE STRATTON, Secretary/Treasurer of CASCADE SHADOWS, INC.**, and known to me to be authorized agents of the corporation that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute this Modification and in fact executed the Modification on behalf of the corporation.

By Sharleen W. Allen Residing at Alpine, UT
Notary Public in and for the State of Utah My commission expires 3-1-11

LENDER ACKNOWLEDGMENT

STATE OF Utah)
)
COUNTY OF Utah) SS
)



On this May 12 day of -, 2008, before me, the undersigned Notary Public, personally appeared **CRAIG FOSYTH** and known to me to be the **PRESIDENT**, authorized agent for **WESTERN COMMUNITY BANK** that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of **WESTERN COMMUNITY BANK**, duly authorized by **WESTERN COMMUNITY BANK** through its board of directors or otherwise, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this said instrument and in fact executed this said instrument on behalf of **WESTERN COMMUNITY BANK**.

By Linda S. Winkelman Residing at Provo, ut.
Notary Public in and for the State of Utah My commission expires 3/3/2010

Parcel #1: Commencing West 16.81 chains from the East Quarter Corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence North 217.51 feet; thence South 44 Deg. 05' 00" East 302.8 feet; thence West 210.66 feet to the beginning.

Parcel #2: Beginning at a point in a fence line which point is South 2647.48 feet and East 944.86 feet from the North Quarter Corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence South 88 Deg. 47' 00" East along a fence line 585 feet to a fence line; thence North 45' 00" East along said fence line 274.30 feet to a fence line on the Southerly side of a canal; thence North 42 Deg. 18' 00" West along said fence line 768 feet to a fence line; thence South 04 Deg. 56' 00" West along said fence line 833.00 feet to the point of beginning.

TOGETHER WITH THE FOLLOWING DESCRIBED RIGHT OF WAY:

Beginning at a point that is South 2647.07 feet and 48.59 of the North Quarter Corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence North 00 Deg. 27' 26" West 20.00 feet; thence North 89 Deg. 32' 34" East 921.82 feet; thence South 00 Deg. 27' 26" East 20.00 feet; thence South 89 Deg. 32' 34" West 921.83 feet to the point of beginning.

Parcel #3: Commencing 13.61 chains North and 0.25 chains West of the Southeast corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence South 55 Deg. 25' 00" West along a road 23.98 chains to the Section line; thence West 12.65 chains; thence North 7.11 chains; thence East 8.30 chains; thence North 7.07 chains; thence West 1.94 chains; thence North 17.60 chains; thence East 0.50 of a chain; thence North 2.47 chains; thence East 19 chains, more or less, to the Strawberry Valley Project Canal Right of Way; thence Southeasterly along said right of way line 10 chains, more or less; thence South 13.50 chains, more or less to the place of beginning.

Parcel #4: Commencing West 16.5 feet and North 80 feet from the Southeast Quarter corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence North 818.260 feet; thence South 55 Deg. 25' 00" West 1152.360 feet; thence South 244.200 feet; thence East 554.270 feet; thence North 315.015 feet; thence East 180.360 feet; thence South 00 Deg. 03' 00" West 315.015 feet; thence East 187.725 feet; thence North 18 Deg. 25' 31" East 84.384 feet to the point of beginning.

Parcel #5: Commencing West 7.28 chains and South 235.2 feet from the Northeast corner of the Southeast Quarter Corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence South 178.62 feet; thence West 18.98 chains; thence North 6.27 chains; thence East 1024.88 feet; thence South 44 Deg. 05' 00" East 327.43 feet to beginning.

Parcel #6: Beginning at a point in a fence line said point being North 00 Deg. 47' 48" West along the Section line 1193.83 feet and West 1123.44 feet from the East Quarter Corner of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence South 89 Deg. 20' 43" East along a fence line 167.84 feet; thence South 02 Deg. 16' 40" West along said fence 273.69 feet; thence North 88 Deg. 33' 39" West 157.31 feet; thence North 00 Deg. 03' 55" East 271.44 feet to the point of beginning.

TOGETHER WITH A Right of Way for ingress and egress for access and pipeline over the following:

Beginning at a point in a fence line said point being North 00 Deg. 47' 48" West along the Section 1193.83 feet and West 1123.44 feet from the East Quarter Corner of Section 1, Township 10 South, Range 1 East, Salt Lake Base and Meridian; thence South 00 Deg. 03' 55" West 10 feet; thence North 89 Deg. 20' 43" West 210.61 feet to the East line of old Highway No. 91; thence North 47 Deg. 37' 42" East 13.56 feet along said Highway; thence South 89 Deg. 20' 43" East 201.45 feet to the place of beginning.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL:

Beginning at a point on the North side of 13600 South Utah County Road, which point is South 9.15 feet and West 925.84 feet (based on the Utah State Coordinate System, Central Zone and data published by the Utah County Surveyor as of Sept. 7, 1976) from the Southeast corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence South 89 Deg. 40' 15" West along the North side of said road 608.27 feet; thence North 00 Deg. 12' 18" East 146.84 feet; thence South 89 Deg. 52' 30" East 100.24 feet; thence North 00 Deg. 42' 12" East 165.99 feet; thence North 86 Deg. 29' 21" East 506.41 feet; thence South 340.11 feet to the point of beginning.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL:

Beginning at a point on the North line of 13600 South Utah County Road, which point is South 8.72 feet and West 851.25 feet (based on the Utah State Coordinate System, Central Zone and data published by the Utah County Surveyor as of September 7, 1976) from the Southeast corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence South 89 Deg. 40' 15" West along said county road 74.59 feet; thence North 340.12 feet; thence South 86 Deg. 29' 21" West 506.41 feet; thence North 00 Deg. 42' 11" East 40.00 feet; thence North 86 Deg. 29' 21" East 580.64 feet; thence South 384.23 feet to the point of beginning.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL:

Beginning at a point on the North side of 13600 South Utah County Road, which point is South 16.28 feet and West 2166.54 feet (based on the Utah State Coordinate System, Central Zone and data published by the Utah County Surveyor as of Sept. 7, 1976) from the Southeast corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian; thence North 00 Deg. 15' 03" East 107.46 feet to the extension of a fence line; thence North 89 Deg. 00' 13" East along said fence line and extension thereof 279.91 feet; thence South 00 Deg. 08' 35" East 110.70 feet to the North side of said county road; thence South 89 Deg. 40' 15" West along said road 279.72 feet to the point of beginning.

LESS AND EXCEPTING that portion lying within the Strawberry High Line Canal.

ALSO, LESS AND EXCEPTING the following description to-wit: Beginning at a point which is South 2642.91 feet and East 514.12 feet from the North Quarter Corner of Section 36, Township 9 South, Range 1 East, Salt Lake Base and Meridian; Utah State Plane Coordinate System; thence North 89 Deg. 32' 34" East 456.29 feet; thence North 00 Deg. 11' 10" West 874.98 feet; thence along a curve to the left having a radius of 1711.04 feet, a distance of 512.89 feet (the chord of which bears North 62 Deg. 06' 06" West 510.97 feet); thence South 00 Deg. 05' 41" West 1117.70 feet to the point of beginning.