

RECORDING REQUESTED BY AND WHEN
RECORDED RETURN TO:

J. Blair Jenkins
Red Bridge Capital II LLC
6440 S. Wasatch Blvd., Suite 200
Salt Lake City, Utah 84121

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Mary Ann Trussell, Summit County Utah Recorder
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By Cottonwood Title Insurance Agency, Inc.
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DEED OF TRUST, WITH ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT, AND FIXTURE FILING

This Deed of Trust with Assignment of Leases and Rents, Security Agreement, and Fixture Filing (“**Deed of Trust**”) is dated August 19, 2014, among FROSTWOOD 6 LLC, a Utah limited liability company (the “**Owner**”); COTTONWOOD TITLE INSURANCE AGENCY, INC., whose address is 1996 East 6400 South, Suite 120, Salt Lake City, Utah 84121 (“**Trustee**”); and RED BRIDGE CAPITAL II LLC, a Utah limited liability company (“**Beneficiary**”).

ARTICLE 1 GRANT IN TRUST

1.1. **Grant.** Owner hereby irrevocably grants, conveys, and assigns to Trustee, in trust for the benefit of Beneficiary, with power of sale and right of entry and possession, all of that real property located in the Summit County, State of Utah, described on attached **Exhibit A**, together with all buildings and other improvements, fixtures, and equipment now or hereafter located on the real property, all right, title, interest, and privileges of Owner in and to all streets, roads, and alleys used in connection with or pertaining to such real property, all water and water rights, (including stock or other evidence of ownership in irrigation, canal and other stock water companies), minerals, oil and gas, and other hydrocarbon substances in, on or under the real property, all appurtenances, easements, rights and rights of way appurtenant or related thereto, and all air rights, development rights and credits, licenses and permits related to the real property. All interest or estate that Owner may hereafter acquire in the property described above, and all additions and accretions thereto, and the proceeds of any of the foregoing are collectively referred to as the “**Property**.” The listing of specific rights or property will not be interpreted as a limit of general terms.

1.2. **Use of Property.** Owner warrants that the Property is not used by Owner or any guarantor of the loan as a primary or owner-occupied residence or as a principal “dwelling” as defined by Regulation Z under the Truth in Lending Act.

ARTICLE 2
OBLIGATIONS SECURED

2.1. **Obligations Secured.** Owner makes this Deed of Trust for the purpose of securing the following: (a) the payment of indebtedness of Owner in the principal amount of \$3.1 million (the “**Loan**”), with interest thereon, according to the terms of the promissory note (the “**Note**”) dated approximately the same day as this Deed of Trust, executed by Owner, and payable to Beneficiary, as lender; (b) payment of all other sums advanced to Owner (including additional loans or advances as may be made to Owner after the date of this Deed of Trust, whether or not evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust); (c) performance of every obligation of Owner contained in the Loan Documents (as defined below) and as those documents may be amended or modified from time to time, including an increase in the amount of the Loan; (d) performance of every obligation of Owner contained in any agreement, document, or instrument executed by Owner stating that the applicable obligations are secured by this Deed of Trust (collectively, the “**Secured Obligations**”); and (e) for the benefit of Beneficiary, compliance with and performance of each and every provision of any declaration of covenants, conditions, and restrictions; any maintenance or easement agreement; or any other agreement, document, or instrument by which the Owner is bound or may be affected. “**Loan Documents**” means this Deed of Trust, the Note, and any other loan agreements, deeds of trust, security agreements, pledge agreements, mortgages, agreements, guaranties, or other instruments given to evidence, document, or further secure the Loan and payment and performance of the Obligations, including all amendments or modifications to those documents.

2.2. **Incorporation.** The term “obligations” is used in this Deed of Trust in its broadest and most comprehensive sense and includes, without limitation, all interest and charges, prepayment charges (if any), late charges and loan fees at any time accruing or assessed on any of the Secured Obligations. The obligations of Owner under any environmental or hazardous indemnity agreement do not constitute Secured Obligations. The obligations of any guarantor under any guarantee of the Loan or of any of Owner’s obligations under the Loan Documents, including, without limitation, any repayment guarantee or completion guarantee, do not constitute Secured Obligations. All terms of the Secured Obligations and the documents evidencing such obligations are incorporated into this Deed of Trust by this reference. All persons who may have or acquire an interest in the Property will be deemed to have notice of the terms of the Secured Obligations, and the rate of interest on one or more Secured Obligations may vary from time to time.

ARTICLE 3
ASSIGNMENT OF LEASES AND RENTS

3.1. **Assignment.** Owner hereby irrevocably assigns to Beneficiary all of Owner’s right, title and interest in, to and under: (a) all present and future leases of the Property or any portion thereof, all licenses and agreements relating to the management, leasing or operation of the Property, whether such leases, licenses and agreements are now existing or entered into after the date of this Deed of Trust (collectively, “**Leases**”) and (b) the rents, issues, deposits, and profits of the Property, including, without limitation, all amounts payable and all rights and benefits accruing to Owner under the Leases (“**Payments**”). The term “Leases” will also include

all guarantees of and security for the tenant's performance thereunder, and all amendments, extensions, renewals or modifications thereto which are permitted hereunder. This is a present and absolute assignment, not an assignment for security purposes only, and Beneficiary's right to the Leases and Payments is not contingent upon and may be exercised without possession of the property.

3.2. **Grant of License.** Beneficiary confers upon Owner a revocable license ("**License**") to collect and retain the Payments as they become due and payable, until the occurrence of a Default (as defined below). Upon a Default, the License will be automatically revoked and Beneficiary may collect and apply the payments pursuant to the terms of this Deed of Trust without notice and without taking possession of the Property. All payments thereafter collected by Owner will be held by Owner as trustee under a constructive trust for the benefit of Beneficiary. Owner hereby irrevocably authorizes and directs the tenants under the Leases to rely upon and comply with any notice or demand by Beneficiary for the payment to Beneficiary of any rental or other sums that may at any time become due under the Leases, or for the performance of any of the tenants' undertakings under the Leases, and the tenants will have no duty to inquire as to whether any Default has actually occurred or is then existing. Owner hereby relieves the tenants from any liability to Owner by reason of relying upon and complying with any such notice or demand by Beneficiary. Beneficiary may apply, in its sole discretion, any Payments so collected by Beneficiary against any Secured Obligation under the Loan Documents, whether existing on the date hereof or hereafter arising. Collection of any Payments by Beneficiary will not cure or waive any Default or notice of Default or invalidate any acts done pursuant to such notice.

3.3. **Effect of Assignment.** The foregoing irrevocable assignment will not cause Beneficiary to be: (a) a mortgagee in possession; (b) responsible or liable for the control, care, management, or repair of the Property or for performing any of the terms, agreements, undertakings, obligations, representations, warranties, covenants and conditions of the Leases; (c) responsible or liable for any waste committed on the Property by the tenants under any of the Leases or any other parties, for any dangerous or defective condition of the Property, or for any negligence in the management, upkeep, repair or control of the Property resulting in loss or injury or death to any tenant, licensee, employee, invitee or other person; (d) responsible for or under any duty to produce rents or profits; (e) directly or indirectly liable to Owner or any other person as a consequence of the exercise or failure to exercise any of the rights, remedies, or powers granted to Beneficiary under this Deed of Trust or to perform or discharge any obligation, duty, or liability of Owner arising under the Leases.

ARTICLE 4 SECURITY AGREEMENT AND FIXTURE FILING

Owner hereby grants and assigns to Beneficiary a security interest, to secure payment and performance of all of the Secured Obligations, in all of the following described personal property in which Owner now or at any time hereafter has any interest and all proceeds and all products of the following as the following terms are defined in the Uniform Commercial Code for the state where the Property is located ("**UCC**") (collectively, the "**Collateral**"): inventory; equipment; general intangibles, including payment intangibles; accounts, including health-care-insurance receivables; chattel paper; commercial tort claims; deposit accounts; documents; instruments;

investment property; letter-of-credit rights; letters of credit; goods; and farm products. As to all of the above described personal property that is or that hereafter becomes a “fixture” under applicable law, this Deed of Trust is intended to constitute a fixture filing within the UCC, and it is acknowledged and agreed that this Deed of Trust is a “construction mortgage” under those laws and under the applicable UCC, which secures an obligation incurred for the construction of an improvement on land including the acquisition cost of the land.

ARTICLE 5
RIGHTS, DUTIES, AND WARRANTIES OF THE PARTIES

5.1. **Performance of Secured Obligations.** Owner shall promptly pay and perform each Secured Obligation when due.

5.2. **Taxes and Assessments.** Owner shall also pay prior to delinquency all taxes, assessments, levies and charges imposed upon the Property by any public authority or upon Beneficiary by reason of its interest in any Secured Obligation or in the Property, or by reason of any payment made to Beneficiary pursuant to any Secured Obligation, except that Owner will have no obligation to pay taxes that may be imposed from time to time upon Beneficiary and that are measured by and imposed upon Beneficiary’s net income.

5.3. **Title, Liens, Encumbrances, and Charges.** Owner represents and warrants to Beneficiary that Owner is the sole owner of good, marketable, and unencumbered title to the Property. Owner shall immediately discharge any lien not approved by Beneficiary in writing that has or may attain priority over this Deed of Trust.

5.4. **Obligation to Maintain Property; Compliance with Laws.** Owner shall at all times keep the Property in good order, condition, and repair. Owner shall not alter the property except for normal clearing, grading, and construction activities. Owner shall cause the Property, and all activities on the Property, to comply at all times with all applicable laws. Owner shall promptly complete any improvements to be constructed on the Property and ensure that all construction on the Property is done in accordance with applicable law in a good and workmanlike manner.

5.5. **Insurance.** Owner shall obtain and maintain in full force and effect at all times insurance with respect to Owner and the Property issued by such companies with such limits and coverages as Beneficiary may require or approve, including, without limitation, (a) “all risk” fire and extended coverage insurance covering the Property for the full replacement cost thereof with a waiver of subrogation, if available, and replacement cost agreed amount endorsements, with Beneficiary named as loss payee; (b) public liability and property damage insurance having at least a \$2 million single limit coverage, with Beneficiary named as additional insured; (c) flood insurance, if the Property is located in a flood hazard area; and (d) rent loss insurance equal to not less than 12 months’ rental interruption coverage, if the Property receives rental income as of the date of this Deed of Trust.

5.6. **Due on Sale or Encumbrance.** If the Property or any interest in this Property is sold, transferred, including, without limitation, through sale or transfer, directly or indirectly, of a majority or controlling interest in the corporate stock or general partnership interests, limited

liability partnership interests, or limited liability company interests of a managing member of Owner, mortgaged, assigned, further encumbered or leased, whether directly or indirectly, whether voluntarily, involuntarily or by operation of law, without the prior written consent of Beneficiary, THEN Beneficiary, in its sole discretion, may at any time thereafter declare all Secured Obligations immediately due and payable.

5.7. Damages; Insurance; and Condemnation Proceeds.

(a) The following (whether now existing or hereafter arising) are all absolutely and irrevocably assigned by Owner to Beneficiary and, at the request of Beneficiary, will be paid directly to Beneficiary: (a) all awards of damages and all other compensation payable directly or indirectly by reason of a condemnation or proposed condemnation for public or private use affecting all or any part of, or any interest in, the Property or Collateral; (b) all other claims and awards for damages to, or decrease in value of, all or any part of, or any interest in, the Property or Collateral; (c) all proceeds of any insurance policies payable by reason of loss sustained to all or any part of the Property or Collateral; and (d) all interest that may accrue on any of the foregoing. Subject to applicable law, and without regard to any requirement contained in this Deed of Trust, Beneficiary may at its discretion apply all or any of the proceeds it receives to its expenses in settling, prosecuting or defending any claim and may apply the balance to the Secured Obligations in any order acceptable to Beneficiary, or Beneficiary may release all or any part of the proceeds to Owner upon any conditions Beneficiary may impose. Beneficiary may commence, appear in, defend, or prosecute any assigned claim or action and may adjust, compromise, settle and collect all claims and awards assigned to Beneficiary, except that in no event will Beneficiary be responsible for any failure to collect any claim or award, regardless of the cause of the failure, including, without limitation, any malfeasance or nonfeasance by Beneficiary or its employees or agents.

(b) At its sole option, Beneficiary may permit insurance or condemnation proceeds held by Beneficiary to be used for repair or restoration but may condition such application upon reasonable conditions.

5.8. Defense and Notice of Losses, Claims and Actions. At Owner's sole expense, Owner shall protect, preserve and defend the Property and Collateral and title to and right of possession of the Property and Collateral, the security hereof and the rights and powers of Beneficiary and Trustee hereunder against all adverse claims. Owner shall give Beneficiary and Trustee prompt notice in writing of the assertion of any claim, of the filing of any action or proceeding, of any material damage to the Property or Collateral and of any Condemnation offer or action.

5.9. Compensation; Exculpation; Indemnification. Owner shall pay all statutory Trustee's fees and reimburse Trustee immediately upon demand for expenses in the administration of this trust, including attorneys' fees. To induce Beneficiary to make the Loan, Owner shall indemnify, defend, and hold Beneficiary and Trustee harmless on demand for, from, and against any liability, loss, costs, damages, and expenses (including attorney fees) that Beneficiary or Trustee may sustain in any way related to the Property. This indemnity will survive any foreclosure, trustee's sale, or deed in lieu related to the Property, will benefit any

foreclosure purchaser, and will not be subject to any otherwise applicable statutory or contractual anti-deficiency limitation or nonrecourse provision.

5.10. Hazardous Materials.

(a) **“Hazardous Materials”** means (i) any chemical, material, or substance defined or included in the definition of “hazardous substances,” “hazardous materials,” “toxic substances,” or words of similar import under any Hazardous Materials Laws (as defined below); (ii) any oil, petroleum, flammable substances, explosives, asbestos; or (iii) any other chemical, material or substance which may or could pose a hazard to health or safety. Without limitation of the foregoing, the term “Hazardous Materials” includes all substances, materials, and wastes considered “hazardous waste” under all applicable federal, state, and local laws.

(b) Owner represents and warrants that no Hazardous Materials have been, are, or will be used, generated, stored, or disposed of on, under, or about the Property; and (b) the Property and all past, present, and future uses of the Property were, are, and will be in compliance with all relevant local, state, and federal laws, rules, regulations, policies, ordinances, court decisions, settlement orders, and consent decrees relating to the protection of the environment on, under, or about the Trust Property (collectively, the **“Hazardous Materials Laws”**). At Owner’s expense, Owner shall comply with and will cause any tenants or occupants of the Property to comply with the Hazardous Materials Laws. If any Hazardous Materials are found to exist on, under, or about the Property, Owner shall at Owner’s expense take all necessary and appropriate remedial action that Beneficiary or any relevant authority will require. Owner shall immediately advise Beneficiary in writing of any governmental or regulatory communications or proposed or instituted actions with regard to Hazardous Materials and the Property, and will immediately provide Beneficiary with copies of any written communications to and from the authorities. Upon any default under this Deed of Trust, Beneficiary will have the right, at Owner’s expense, to obtain or require Owner to obtain an environmental survey or study of the Property from a qualified independent environmental engineer, all to the satisfaction of Beneficiary.

(c) To induce Beneficiary to make the loan secured by this Deed of Trust, Owner agrees to indemnify, defend, and hold Beneficiary and Trustee harmless on demand for, from, and against any liability, loss, costs, damages, and expenses (including attorneys’ fees) that Beneficiary or Trustee may sustain in any way related to any Hazardous Materials on, under, or about the Property. This indemnity will survive any foreclosure, trustee’s sale, or deed in lieu of the Property, will benefit any foreclosure purchaser, and will not be subject to any otherwise applicable statutory or contractual anti-deficiency limitation or nonrecourse provision.

(d) The indemnity provided in this Deed of Trust for Hazardous Materials is intended to be in addition to, and not in lieu, limitation, or modification of, any separate environmental indemnity contained in any of the other Loan Documents.

5.11. Right of Inspection. Beneficiary, its agents and employees, may enter the Property at any reasonable time for the purpose of inspecting the Property and Collateral and ascertaining Owner’s compliance with the terms thereof.

ARTICLE 6
DEFAULT PROVISIONS

6.1. **Default.** For purposes of this Agreement, the term “**Default**” means (a) any default under the Note, or any of the other Loan Documents, including this Deed of Trust.

6.2. **Rights and Remedies.** At any time after Default, Beneficiary and Trustee will each have all rights available at law or in equity.

6.3. **No Cure or Waiver.** Neither Beneficiary’s nor Trustee’s nor any receiver’s entry upon and taking possession of all or any part of the Property and Collateral, nor any collection of rents, issues, profits, insurance proceeds, condemnation proceeds or damages, other security or proceeds of other security, or other sums, nor the application of any collected sum to any Secured Obligation, nor the exercise or failure to exercise of any other right or remedy by Beneficiary or Trustee or any receiver will cure or waive any breach, Default or notice of default under this Deed of Trust, or nullify the effect of any notice of default or sale (unless all Secured Obligations then due have been paid and performed and Owner has cured all other defaults), or impair the status of the security, or prejudice Beneficiary or Trustee in the exercise of any right or remedy, or be construed as an affirmation by Beneficiary of any tenancy, lease or option or a subordination of the lien of or security interests created by this Deed of Trust.

6.4. **Payment of Costs, Expenses and Attorneys’ Fees.** Owner shall pay to Beneficiary immediately and without demand all costs and expenses incurred by Trustee and Beneficiary pursuant to this Article 6 (including, without limitation, court costs and attorneys’ fees, whether incurred in litigation, including, without limitation, at trial, on appeal or in any bankruptcy or other proceeding, or not and the costs of any appraisals obtained in connection with a determination of the fair value of the Property). In addition, Owner will pay to Trustee all Trustee’s fees hereunder and will reimburse Trustee for all expenses incurred in the administration of this trust, including, without limitation, any attorneys’ fees.

6.5. **Power to File Notices and Cure Defaults.** Owner hereby irrevocably appoints Beneficiary and its successors and assigns, as its attorney-in-fact, which agency is coupled with an interest, to prepare, execute and file or record any document necessary to create, perfect, or preserve Beneficiary’s security interests and rights in or to any of the Property and Collateral, and upon the occurrence of an event, act or omission which, with notice or passage of time or both, would constitute a Default, Beneficiary may perform any obligation of Owner hereunder.

ARTICLE 7
MISCELLANEOUS PROVISIONS

7.1. **Additional Provisions.** The Loan Documents contain or incorporated by reference the entire agreement of the parties with respect to matters contemplated herein and supersede all prior negotiations. The Loan Documents grant further rights to Beneficiary and contain further agreements and affirmative and negative covenants by Owner that apply to this Deed of Trust and to the Property and Collateral and such further rights and agreements are incorporated herein by this reference.

7.2. **Attorneys' Fees.** If the Note is placed with an attorney for collection or if an attorney is engaged by Beneficiary to exercise rights or remedies or otherwise take actions to collect thereunder or under any other Loan Document, or if suit be instituted for collection, enforcement of rights and remedies, then in all events, Owner agrees to pay all reasonable costs of collection, exercise of remedies or rights or other assertion of claims, including, but not limited to, reasonable attorneys' fees, whether or not court proceedings are instituted, and, where instituted, whether in district court, appellate court, or bankruptcy court.

7.3. **No Waiver.** No previous waiver and no failure or delay by Beneficiary in acting with respect to the terms of the Note or the Deed of Trust will constitute a waiver of any breach, default, or failure of condition under the Note, the Deed of Trust or the obligations secured thereby. A waiver of any term of the Note, the Deed of Trust or of any of the obligations secured thereby must be made in writing and will be limited to the express written terms of such waiver. In the event of any inconsistencies between the terms of the Note and the terms of any other document related to the loan evidenced by the Note, the terms of the Note will prevail.

7.4. **Merger.** No merger will occur as a result of Beneficiary's acquiring any other estate in, or any other lien on, the Property unless Beneficiary consents to a merger in writing.

7.5. **Successors in Interest.** The terms, covenants, and conditions herein contained will be binding upon and inure to the benefit of the heirs, successors and assigns of the parties hereto; provide, however, that this Section does not waive or modify the provisions of the section above titled "Due on Sale or Encumbrance."

7.6. **Governing Law.** This Deed of Trust will be construed in accordance with the laws of the state where the Property is located, except to the extent that federal law preempts the laws of such state.

7.7. **Notices.** All notices, demands or other communications required or permitted to be given pursuant to the provisions of this Deed of Trust will be in writing and will be considered as properly given if delivered personally or sent by first class United States Postal Service mail, postage prepaid, except that notice of Default may be sent by certified mail, return receipt requested, or by overnight express mail or by overnight commercial courier service, charges prepaid. Notices so sent will be effective three days after mailing, if mailed by first class mail, and otherwise upon receipt at the address set forth below; provided, however, that non-receipt of any communication as the result of any change of address of which the sending party was not notified or as the result of a refusal to accept delivery will be deemed receipt of such communication. For purposes of notice, the address of the parties will be their last known business address. Any party will have the right to change its address for notice hereunder to any other location within the continental United States by the giving of 30 days' notice to the other party in the manner set forth hereinabove. Owner will forward to Beneficiary, without delay, any notices, letters or other communications delivered to the Property or to Owner naming Beneficiary, "Lender" or any similar designation as addressee, or which could reasonably be deemed to affect the construction of the Improvements or the ability of Owner to perform its obligations to Beneficiary under the Note. Owner requests a copy of any statutory notice of default and a copy of any statutory notice of sale be mailed to Owner at the address set forth below.

7.8. **Waiver of Marshaling Rights.** Owner, for itself and for all parties claiming through or under Owner, and for all parties who may acquire a lien on or interest in the Property hereby waives all rights to have the Property or any other property marshaled upon any foreclosure of the lien of this Deed of Trust or on a foreclosure of any other lien securing the Secured Obligations. Beneficiary will have the right to sell the Property and any or all of said other property as a whole or in separate parcels, in any order that Beneficiary may designate.

7.9. **Substitute Trustee.** Beneficiary, at its option, may from time to time remove Trustee and appoint a successor or substitute trustee by an instrument recorded in the county in which this Deed of Trust is recorded. Without conveyance of the Property, the successor trustee will succeed to all the title, power, and duties conferred upon the Trustee under this Deed of Trust and by applicable law.

7.10. **Waivers.** Owner waives all right of homestead, equity of redemption, and statutory right of redemption and relinquishes all other rights and exemptions of every kind, including, without limitation, a statutory right to an elective share in the Property.

7.11. **Power of Sale.** Should the Beneficiary elect to foreclose by exercise of the power of sale herein contained, the Beneficiary will notify the Trustee and request that the Trustee commence such proceedings.

(a) Upon receipt of such notice from the Beneficiary, the Trustee will cause to be recorded, published and delivered to the Owner such notice of default and election to sell as will then be required by law and by this Deed of Trust. The Trustee will, without demand on the Owner, after lapse of such time as may then be required by law and after recordation of such notice of default and after notice of sale having been given as required by law, sell the Property at the time and place of sale fixed by the Trustee in said notice of sale, either as a whole, or in separate lots or parcels or items as the Trustee will deem expedient, and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States payable at the time of sale. The Trustee will deliver to such purchaser or purchasers thereof its good and sufficient deed or deeds conveying the Property so sold, but without any covenant or warranty, express or implied. The recitals in such deed of any matters or facts will be conclusive proof of the truthfulness thereof. Any person, including, without limitation, the Owner, the Trustee or the Beneficiary, may purchase at such sale and the Owner hereby covenants to warrant and defend the title of such purchaser or purchasers. In addition, the Beneficiary may credit bid at any such sale an amount up to and including the full amount of the indebtedness under the Loan Documents and hereunder, including, without limitation, accrued and unpaid interest, principal, charges, advances made hereunder and the Trustee's fees and expenses.

(b) After deducting all costs, fees and expenses of the Trustee and of this Deed of Trust, including costs of evidence of title in connection with sale, the Trustee will apply the proceeds of sale in accordance with the provisions of the Loan Documents.

(c) Subject to applicable law, the Trustee may postpone sale of all or any portion of the Property by public announcement at such time and place of sale, and from time to time thereafter may postpone such sale by public announcement or subsequently noticed sale,

and without further notice make such sale at the time fixed by the last postponement, or may, in its discretion, give a new notice of sale.

(d) Beneficiary may from time to time rescind any notice of default or notice of sale before any Trustee's sale in accordance with applicable law. The exercise by Beneficiary of such right of rescission will not constitute a waiver of any breach or default then existing or subsequently occurring, or impair the right of Beneficiary to execute and deliver to Trustee, as above provided, other declarations or notices of default to satisfy the obligations of this Deed of Trust or secured hereby, nor otherwise affect any provision, covenant or condition of any Loan Document or any of the rights, obligations or remedies of Trustee or Beneficiary hereunder or thereunder.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, Owner has executed this Deed of Trust as of the day set forth above.

OWNER:

FROSTWOOD 6 LLC

By: _____
Name: ~~Kent Hoggan~~
Title: ~~Manager~~

STATE OF UTAH _____)
:ss)
COUNTY OF DAVIS _____)

The foregoing instrument was acknowledged before me this 19 day of August 2014, 2014, by Kent Hoggan, the manager of FROSTWOOD 6 LLC, a Utah limited liability company.

Joshua Shane Stats
Notary Public

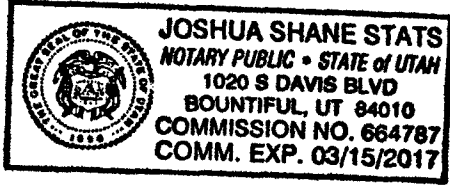


EXHIBIT A

LEGAL DESCRIPTION

That certain real property owned by Owner and located in Summit County, State of Utah, and more particularly described as follows:

All of Lot F6, FIRST AMENDED MASTER DEVELOPMENT PLAT OF FROSTWOOD, a Planned Community, according to the official plat thereof, as amended from time to time, on file and of record in the Summit County Recorder's office.

TOGETHER WITH the undivided ownership interest in and to the Common Areas and Limited Common Areas and Facilities, which is appurtenant to said lot as shown on the official recorded plat.

Parcel Number: FRSTW-6-1AM-X (For reference purposes only).