

Tax Serial Number:
46-773-0001; 46-773-0002; 46-773-0003;
46-773-0004; 46-773-0006; 46-773-0007;
46-773-0008; 46-773-0009; 46-773-0010;
46-773-0011 AND 46-773-0012

ENT 18481:2020 PG 1 of 3
Jeffery Smith
Utah County Recorder
2020 Feb 13 10:04 AM FEE 44.00 BY CS
RECORDED FOR Vanguard Title Insurance Agency, LLC
ELECTRONICALLY RECORDED

RECORDATION REQUESTED BY:

CENTRAL BANK
PLEASANT GROVE OFFICE
801 S PLEASANT GROVE BLVD
PLEASANT GROVE, UT 84062

WHEN RECORDED MAIL TO:

CENTRAL BANK
PLEASANT GROVE OFFICE
801 S PLEASANT GROVE BLVD
PLEASANT GROVE, UT 84062

SEND TAX NOTICES TO:

MOUNTAIN POINT OFFICE PLAZA EQUITY PARTNERS,
LLC
2940 WEST MAPLE LOOP DRIVE, SUITE L02
LEHI, UT 84043

FOR RECORDER'S USE ONLY

MODIFICATION OF DEED OF TRUST

THIS MODIFICATION OF DEED OF TRUST dated February 10, 2020, is made and executed between MOUNTAIN POINT OFFICE PLAZA EQUITY PARTNERS, LLC, whose address is 2940 WEST MAPLE LOOP DRIVE, STE L02, LEHI, UT 84043 ("Trustor") and CENTRAL BANK, whose address is PLEASANT GROVE OFFICE, 801 S PLEASANT GROVE BLVD, PLEASANT GROVE, UT 84062 ("Lender").

DEED OF TRUST. Lender and Trustor have entered into a Deed of Trust dated August 15, 2019 (the "Deed of Trust") which has been recorded in UTAH County, State of Utah, as follows:

RECORDED 09-24-2019 AS ENTRY NO. 94987:2019.

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

PARCEL 1: UNITS 1,2,3,4,6,7,8,9,10,11,12 MOUNTAIN POINT OFFICE PLAZA, PHASE 1, AN EXPANDABLE CONDOMINIUM PROJECT, AS THE SAME IS IDENTIFIED IN THE RECORDED SURVEY MAP IN UTAH COUNTY, UTAH, AS ENTRY NO. 110057:2008 AND MAP FILING NO. 12879 (AS SAID RECORDED SURVEY MAP MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED) AND IN THE DECLARATION OF CONDOMINIUM OF MOUNTAIN POINT OFFICE PLAZA CONDOMINIUMS, RECORDED AS ENTRY NO. 110058:2008 (AS SAID DECLARATION MAY HAVE HERETOFORE BEEN AMENDED OR SUPPLEMENTED). TOGETHER WITH THE APPURTENANT INTEREST IN SAID PROJECT'S COMMON AREAS AND FACILITIES AS ESTABLISH IN THE ABOVE MENTIONED DECLARATION.

PARCEL 2: TOGETHER WITH AND SUBJECT TO THOSE EASEMENTS CONVEYED IN GRANT OF MUTUAL CROSS EASEMENTS, RECORDED APRIL 1, 2014, AS ENTRY NO. 21592:2014, OF OFFICIAL RECORDS.

The Real Property or its address is commonly known as 2940 WEST MAPLE LOOP UNIT 1-4, 6-12, LEHI, UT 84043. The Real Property tax identification number is 46-773-0001; 46-773-0002; 46-773-0003; 46-773-0004; 46-773-0006; 46-773-0007; 46-773-0008; 46-773-0009; 46-773-0010; 46-773-0011 AND 46-773-0012.

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

INCREASE PRINCIPAL FROM \$3,066,651.17 TO \$3,474,161.17.

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 endorser 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 FEBRUARY 10, 2020.

MODIFICATION OF DEED OF TRUST
(Continued)

Loan No: 175110667

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TRUSTOR:

MOUNTAIN POINT OFFICE PLAZA EQUITY PARTNERS, LLC

By: [Signature]
STEVEN CROSHAW, Manager of MOUNTAIN POINT OFFICE PLAZA EQUITY PARTNERS, LLC

LENDER:

CENTRAL BANK

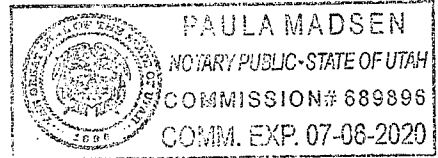
X [Signature]
Authorized Officer

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF Utah

COUNTY OF Utah

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) SS
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On this 11 day of February, 2020, before me, the undersigned Notary Public, personally appeared STEVEN CROSHAW, Manager of MOUNTAIN POINT OFFICE PLAZA EQUITY PARTNERS, LLC, and known to me to be a member or designated agent of the limited liability company that executed the Modification of Deed of Trust and acknowledged the Modification to be the free and voluntary act and deed of the limited liability company, by authority of statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Modification and in fact executed the Modification on behalf of the limited liability company.

By Paula Madsen
Notary Public in and for the State of Utah

Residing at Pleasant Grove
My commission expires 7-6-20

MODIFICATION OF DEED OF TRUST
(Continued)

Loan No: 175110667

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LENDER ACKNOWLEDGMENT

STATE OF Utah)
) SS
COUNTY OF Utah)



On this 11 day of February, 2020, before me, the undersigned Notary Public, personally appeared Dave Dusen and known to me to be the Assistant Manager, authorized agent for CENTRAL BANK that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of CENTRAL BANK, duly authorized by CENTRAL 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 CENTRAL BANK.

By Paula Madsen
Notary Public in and for the State of Utah

Residing at Pleasant Grove
My commission expires 7-6-20