

After Recording Return To:

RE Investment Holdings, L.L.C.
6900 South 900 East, Suite 230
Midvale, Utah 84047

00-0021-7692; 00-0021-5026; 00-0021-5028; 00-0021-5041; 00-0021-5042

MODIFICATION OF DEED OF TRUST

By this Modification of Deed of Trust (this “**Modification**”) dated January ~~20~~²⁶, 2023, Jordanelle REF Acquisition LLC, a Delaware limited liability company (“**Trustors**”), for the benefit of RE Investment Holdings, L.L.C., a Utah limited liability company (“**Beneficiary**”), in connection with the Note referred to below, represents, warrants, covenants, and agrees as follows.

I. Recitals

1.01 Original Deed of Trust. On or about December 30, 2022 Beneficiary agreed to extend a certain loan (the “**Loan**”) in the maximum principal amount of Three Million Five Hundred Eighty-Five Thousand Two Hundred Twenty Seven and 49/100 Dollars (\$3,585,227.49) to Trustor, which Loan was evidenced by that certain Note Secured by Deed of Trust dated December 30, 2022, issued by Trustor for the benefit of Beneficiary (the “**Note**”). The Loan is secured by that certain Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing dated December 30, 2022, which was recorded December 30, 2022, as entry no. 528304 in book 1431, page 1270 of the of the records of the Wasatch County Recorder (the “**Deed of Trust**”), to secure to Beneficiary the repayment of the indebtedness evidenced by the Note. Unless otherwise noted, all capitalized terms herein shall have the meaning ascribed to them in the Deed of Trust.

1.03 Modification. Trustors and Beneficiary desire to amend the Deed of Trust to reflect Trustor’s acquisition of additional Property.

II. Agreements

2.01 Property Description: Exhibit A. Exhibit A of the Deed of Trust is hereby amended to Exhibit A attached hereto and incorporated herein by reference. All references in the Deed of Trust to the “Property” shall hereafter be deemed to mean such Property described on Exhibit A hereto.

2.03 Full Force and Effect. As amended by this Modification, the Instrument shall remain in full force and effect.

[Signature and Notary Pages to Follow]

IN WITNESS WHEREOF, the parties hereto have executed this Modification as of the day and year first above written.

“BENEFICIARY”

RE Investment Holdings, L.L.C., a
Utah limited liability company

By: RE Management, LLC,
a Utah limited liability company
Its: Manager

By: *Greg Taylor*
Name: Greg Taylor
Its: Manager

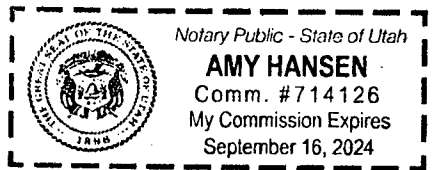
STATE OF Utah)
COUNTY OF Salt Lake)

ss.

On this 1 day of ~~January~~ February, 2023, before me a Notary Public personally appeared before Greg Taylor, the Manager of RE Management, LLC, a Utah limited liability company, the Manager of RE Investment Holdings, L.L.C., a Utah limited liability company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the this instrument and acknowledged that he (she or they) executed it on behalf of the RE Management, LLC, a Utah Limited Liability Company, the manager of RE Investment Holdings, LLC, a Utah Limited Liability Company

[Signature]
Notary Public

My Commission Expires
9/16/24



IN WITNESS WHEREOF, the parties hereto have executed this Modification as of the day and year first above written.

"TRUSTOR"

Jordanelle REF Acquisition LLC,
a Delaware limited liability company

By: [Signature]
Name: CODY WINTERTON
Title: Authorized Agent

STATE OF Nevada)
COUNTY OF Clark) SS.

On this 26th day of January, 2023, before me a Notary Public personally appeared before Cody Winton, the Authorized Agent of Jordanelle REF Acquisition LLC, a Delaware limited liability company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the this instrument and acknowledged that he (she or they) executed it on behalf of the trustor.

Jennifer Lampe
Notary Public

My Commission Expires
Oct 16th 2024

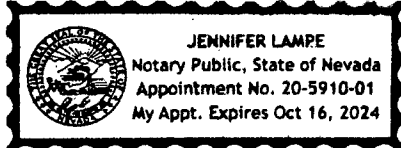


Exhibit A to Modification of Deed of Trust

Legal Description of Property

(Attached)

Parcel 1

A parcel of land situate in within the East Half of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning at a point North 00°00'09" East 2,184.42 feet along the section line from the South Quarter Corner of Section 20, Township 3 South, Range 5 East, Salt Lake Base and Meridian; and running

thence North 00°00'09" East 11.94 feet along the section line;

thence North 60°12'39" East 201.18 feet;

thence North 51°16'12" East 118.14 feet;

thence North 47°33'33" East 447.88 feet;

thence North 59°32'47" East 68.00 feet;

thence Southeasterly 23.68 feet along the arc of a 384.00 foot radius curve to the right (center bears South 59°32'47" West and the chord bears South 28°41'14" East 23.67 feet with a central angle of 03°31'57");

thence North 67°10'55" East 162.98 feet;

thence North 22°49'05" West 37.27 feet;

thence Northwesterly 34.12 feet along the arc of a 286.00 foot radius curve to the left (center bears South 67°10'55" West and the chord bears North 26°14'08" West 34.10 feet with a central angle of 06°50'07");

thence North 60°20'48" East 28.00 feet;

thence North 67°10'55" East 146.16 feet;

thence North 59°08'09" East 225.50 feet;

thence North 72°07'22" East 214.18 feet;

thence South 20°26'41" East 217.63 feet;

thence South 12°47'22" West 203.78 feet;

thence South 00°52'59" East 90.00 feet;

thence South 05°37'14" East 89.96 feet;

thence South 11°31'52" East 169.34 feet;

thence South 28°03'33" East 504.36 feet;

thence South 46°22'33" East 180.00 feet;

thence South 63°44'31" East 93.13 feet;

thence South 81°06'30" East 108.92 feet;

thence South 42°10'13" West 155.50 feet;

thence South 23°44'21" West 29.52 feet;

thence South 41°29'16" West 174.63 feet;

thence South 45°15'36" West 150.05 feet;

thence South 37°14'54" West 133.55 feet;

thence South 50°35'06" East 232.70 feet;

thence South 53°29'05" West 41.24 feet;

thence South 53°29'05" West 750.84 feet to the centerline of Timpanogos Canal;

thence along said centerline the following thirty-one (31) courses:

(1) North 02°34'35" East 104.70 feet;

(2) Northwesterly 35.45 feet along the arc of a 80.17 foot radius curve to the left (center bears North 87°25'25" West and the chord bears North 10°05'28" West 35.16 feet with a central angle of 25°20'06");

- (3) North 22°45'31" West 98.47 feet;
- (4) Northwesterly 23.95 feet along the arc of a 41.63 foot radius curve to the left (center bears South 67°05'03" West and the chord bears North 39°23'44" West 23.62 feet with a central angle of 32°57'34");
- (5) North 55°43'05" West 24.27 feet;
- (6) Northwesterly 57.61 feet along the arc of a 140.73 foot radius curve to the right (center bears North 34°16'55" East and the chord bears North 43°59'28" West 57.21 feet with a central angle of 23°27'14");
- (7) North 32°15'52" West 115.73 feet;
- (8) Northwesterly 30.35 feet along the arc of a 154.16 foot radius curve to the right (center bears North 57°44'08" East and the chord bears North 26°37'26" West 30.30 feet with a central angle of 11°16'50");
- (9) North 20°59'01" West 130.51 feet;
- (10) Northwesterly 32.46 feet along the arc of a 77.00 foot radius curve to the right (center bears North 68°58'02" East and the chord bears North 08°57'18" West 32.22 feet with a central angle of 24°09'19");
- (11) North 03°10'18" East 40.47 feet;
- (12) Northwesterly 65.86 feet along the arc of a 65.22 foot radius curve to the left (center bears North 86°49'42" West and the chord bears North 25°45'36" West 63.10 feet with a central angle of 57°51'47");
- (13) North 54°41'29" West 30.91 feet;
- (14) Northwesterly 90.49 feet along the arc of a 59.21 foot radius curve to the right (center bears North 35°18'31" East and the chord bears North 10°54'41" West 81.94 feet with a central angle of 87°33'36");
- (15) North 32°52'07" East 111.76 feet;
- (16) Northwesterly 177.53 feet along the arc of a 64.02 foot radius curve to the left (center bears North 57°07'53" West and the chord bears North 46°34'39" West 125.87 feet with a central angle of 158°53'32");
- (17) South 53°58'34" West 59.19 feet;
- (18) Southwesterly 50.87 feet along the arc of a 68.74 foot radius curve to the right (center bears North 36°03'55" West and the chord bears South 75°08'10" West 49.72 feet with a central angle of 42°24'10");
- (19) North 83°37'15" West 58.58 feet;
- (20) Southwesterly 51.35 feet along the arc of a 112.33 foot radius curve to the left (center bears South 06°22'45" West and the chord bears South 83°16'55" West 50.91 feet with a central angle of 26°11'40");
- (21) South 70°11'05" West 48.11 feet;
- (22) Northwesterly 90.53 feet along the arc of a 90.10 foot radius curve to the right (center bears North 19°49'13" West and the chord bears North 81°02'12" West 86.77 feet with a central angle of 57°34'02");
- (23) North 52°14'53" West 184.86 feet;
- (24) Northwesterly 68.10 feet along the arc of a 195.73 foot radius curve to the right (center bears North 37°45'07" East and the chord bears North 42°16'47" West 67.76 feet with a central angle of 19°56'11");
- (25) North 32°18'42" West 74.61 feet;

(26) Northwesterly 92.04 feet along the arc of a 409.46 foot radius curve to the right (center bears North 57°41'18" East and the chord bears North 25°52'18" West 91.85 feet with a central angle of 12°52'47");

(27) North 19°25'55" West 61.44 feet;

(28) Northwesterly 62.43 feet along the arc of a 272.11 foot radius curve to the left (center bears South 70°34'05" West and the chord bears North 26°00'15" West 62.29 feet with a central angle of 13°08'39");

(29) North 32°34'34" West 112.69 feet;

(30) Northwesterly 82.09 feet along the arc of a 213.86 foot radius curve to the right (center bears North 57°25'26" East and the chord bears North 21°34'48" West 81.59 feet with a central angle of 21°59'33");

(31) North 10°35'01" West 97.61 feet to the point of beginning.

Contains 2,324,963 Square Feet or 53.374 Acres

Parcel 2

A parcel of land situate in within the Sections 8, 9, and 16, Township 3 South, Range 5 East, Salt Lake Base and Meridian, being more particularly described as follows:

Beginning the Northwest Corner of Section 16, Township 3 South, Range 5 East, Salt Lake Base and Meridian; and running

thence North 31°01'35" West 955.72 feet;
thence North 82°50'06" East 878.40 feet;
thence South 36°47'30" East 1,107.90 feet;
thence South 03°30'43" East 1,114.14 feet;
thence South 34°25'03" East 1,207.44 feet;
thence South 07°02'49" East 968.49 feet;
thence South 58°26'23" West 267.10 feet;
thence South 86°49'16" West 346.04 feet;
thence North 53°12'34" West 448.56 feet;
thence North 36°03'35" West 549.24 feet;
thence North 01°14'18" West 1,122.59 feet;
thence North 25°03'29" West 1,492.46 feet to the point of beginning.

Contains 3,718,014 Square Feet or 85.354 Acres