

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

Wells Fargo Bank, National Association
Commercial Real Estate Loan Services (AU #63650)
333 South Grand Avenue, 9th Floor
Los Angeles, California 90071

Attn: Alicia J. Flowers
Loan #: 1006762

12976694
4/29/2019 1:21:00 PM \$27.00
Book - 10774 Pg - 7299-7305
RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 7 P.

22-17-126-014

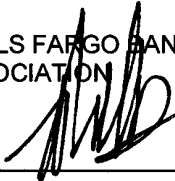
**MEMORANDUM OF SECOND MODIFICATION AGREEMENT
AMENDING SECURITY INSTRUMENT
AND ADDENDUM TO SECURITY INSTRUMENT**

The undersigned declare that they have entered into a modification agreement dated of even date herewith, wherein provision is made for (a) amendment of that certain Fee and Leasehold Deed of Trust, Security Agreement, Financing Statement, Fixture Filing and Assignment of Rents and Leases, dated March 29, 2012 and executed by Oakwood 900 Partners, LLC, a limited liability company organized under the laws of California, as Trustor, in favor of Founders Title Company, as Trustee, for the benefit of Wells Fargo Bank, National Association, as Beneficiary, which was recorded on March 30, 2012, as Instrument No. 11360888, in the Official Records of Salt Lake County, Utah as amended and modified by that certain Memorandum of Modification Agreement Amending Security Instrument dated April 28, 2017 and recorded May 2, 2017 as Instrument No. 12527143 at Book 10553, Pages 5547-5555 of the Official Records of Salt Lake County, Utah, which encumbers property more particularly described on Exhibit A attached hereto and incorporated herein, and/or (b) amendment of certain obligations secured by that security instrument. This instrument is a memorandum of the modification agreement, and the same is incorporated herein by this reference with the same effect and as though set forth herein in its entirety.

Dated as of: April 29, 2019

"LENDER"

WELLS FARGO BANK, NATIONAL
ASSOCIATION

By:  _____

Name: _____
Title: **Vipul Patel**
Senior Vice President

"TRUSTOR / BORROWER"

OAKWOOD 900 PARTNERS, LLC,
a California limited liability company

By: Doerken Properties, Inc.,
a California Corporation,
its Managing Member

By: _____
Name:
Title:

"LENDER"

WELLS FARGO BANK, NATIONAL
ASSOCIATION


By: _____

Name:
Title:

"TRUSTOR / BORROWER"

OAKWOOD 900 PARTNERS, LLC,
a California limited liability company

By: Doerken Properties, Inc.,
a California Corporation,
its Managing Member

By: 
Name: Peter W. Doerken
Title: Chairman

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

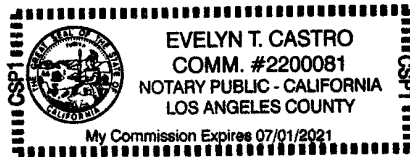
STATE OF California)
COUNTY OF Los Angeles) ss.

On April 10, 2019, before me, Evelyn T. Castro, a Notary Public, personally appeared Vipul Patel, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Evelyn T. Castro
Signature of Notary Public



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California)
COUNTY OF Los Angeles) ss.

On April 5, 2019, before me, Janet R. Delahoussaye, a Notary Public, personally appeared Peter W. Doerken who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that he executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Janet R. Delahoussaye
Signature of Notary Public

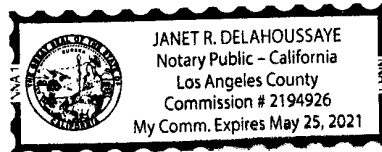


Exhibit A

Legal Description

PARCEL 1:

Beginning on the West line of 900 East Street at a point North 89°48'51" East along the Section line 1712.44 feet and North 0°04'30" West 124.65 feet from the Northwest corner of Section 17, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 0°04'30" East along said West line of 900 East Street 612.10 feet; thence North 89°57'50" West 335.00 feet; thence South 0°02'10" West 60.00 feet; thence North 89°57'50" West 110.00 feet; thence North 0°02'10" East 60.00 feet; thence North 89°57'50" West 135.00 feet; thence North 45°20'53" East 77.20 feet; thence North 0°04'30" West 550.00 feet; thence North 89°11' East 525.05 feet to the point of beginning.

PARCEL 2:

Beginning at a point on the West line of 900 East Street at a point North 89°48'51" East along the Section line 1712.44 feet and South 0°04'30" East 487.45 feet from the Northwest corner of Section 17, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 0°04'30" East along said West line of 900 East Street 260.00 feet; thence North 89°57'50" West 650.00 feet; thence North 0°04'30" West 260.00 feet; thence South 89°57'50" East 205.00 feet; thence South 0°02'10" West 60.00 feet; thence South 89°57'50" East 110.00 feet; thence North 0°02'10" East 60.00 feet; thence South 89°57'50" East 335.00 feet to the point of beginning.

LESS AND EXCEPTING FROM PARCEL 2 that portion conveyed to 5B Investments, Inc., an Idaho corporation, et al by that certain Quit Claim Deed recorded June 1, 1998 as Entry No. 6979902 in Book 7994 at Page 229, Salt Lake County Recorder's Office, and being more particularly described as follows:

Beginning at a point on Grantor's West line, said point being North 89°48'51" East along Section line 1,712.44 feet (1712.82 feet, by survey) and South 0°04'30" East along the West line of 900 East Street 487.45 feet and North 89°57'50" West 650.00 feet to Grantor's Northwest property corner and South 0°04'30" East along Grantor's West line 21.78 feet from the Northwest corner of Section 17, Township 2 South, Range 1 East, Salt Lake Base and Meridian and running thence South 89°49'35" East 0.40 feet; thence South 0°04'30" East 32.65 feet; thence North 89°49'35" West 0.40 feet to Grantor's West line; thence North 0°04'30" West along Grantor's West line 32.65 feet to the point of beginning.

Non-exclusive Easements as defined by: All of the rights, title and interest on MHP Properties, its successors and assigns, in, to and arising under a certain Declaration of Restrictions and Grant of Easements made and entered into by Oakwood Development Company, a joint venture, Skaggs Company, Inc., a Delaware corporation and Albertsons, Inc., a Delaware corporation, dated August 9, 1978 and recorded September 5, 1978 as Entry No. 3163910, in Book 4734, at Page 1213, Salt Lake County Recorder's Office, as supplemented and amended by Modification of Declaration of Restrictions and Grant of Easements made and entered into by Oakwood Development Company, a joint venture, Skagg's Companies, a division of American Stores Company, a Delaware corporation, Albertson's Inc., a Delaware corporation and MHP Properties, a Utah partnership dated October 26, 1979 and recorded November 2, 1979 as Entry No. 3359704, in Book 4978, at Page 719, Salt Lake County Recorder's Office and as supplemented and amended by a Second Modification of Declaration of Restrictions and Grant of Easement made and entered into by Oakwood Development Company, a joint venture, Skaggs Company, Inc., a division of American Stores Company, a Delaware corporation, Albertson's Inc., a Delaware corporation, MHP Properties, a Utah general partnership. Security Life and Accident Company,

a Colorado corporation, John W. Metzger and Betty B. Metzger, and Martha Koleski, dated November 30, 1979 and recorded December 7, 1979, as Entry No. 3374315, in Book 5001, at Page 10, in the Salt Lake County Recorder's Office.

PARCEL 4:

A sublease hold estate pursuant to unrecorded Lease and Sublease Agreement dated April 1, 1979 wherein One Hamilton Associates, a Massachusetts limited partnership appears as Landlord and Sub-Lessor and Albertson's Inc. appears as Tenant and Sub-Lessee, as disclosed by Third Amendment to Lease by and between MHP Properties, as landlord, and One Hamilton Associates, as tenant, recorded May 15, 1981, as Entry No. 356481, in Book 5248, at Page 608, Salt Lake County Recorder's Office.

Assignment and Assumption of Lease, Sublease and Declaration dated as of March 29, 2012, by and between New Albertson's, Inc., an Ohio corporation, successor to Albertson's Inc. (Assignor) and Oakwood 900 Partners, LLC, a California limited liability company recorded March 30, 2012 as Entry No. 11360885, in Book 10004 at Page 2824, Salt Lake County Recorder's Office.

Agreement Regarding Master Sublease dated March 29, 2012 by and among One Hamilton Associates, a Massachusetts limited partnership (Landlord), Oakwood 900 Partners, LLC, a California limited liability company (Tenant) and Wells Fargo Bank, National Association recorded March 30, 2012 as Entry No. 11360887 in Book 10004 at Page 2841, Salt Lake County Recorder's Office, covering the following described property:

Beginning at a point on the West line of 900 East Street at a point North 89°48'51" East along the Section line 1712.44 feet and South 0°04'30" East 487.45 feet from the Northwest corner of Section 17, Township 2 South, Range 1 East, Salt Lake Base and Meridian; and running thence South 0°04'30" East along said West line of 900 East Street 115.00 feet; thence North 89°57'50" West 104.00 feet; thence South 0°04'30" East 145.00 feet; thence North 89°57'50" West 546.00 feet; thence North 0°04'30" West 260.00 feet; thence South 89°57'50" East 205.00 feet; thence South 0°02'10" West 60.00 feet; thence South 89°57'50" East 110.00 feet; thence North 0°02'10" East 60.00 feet; thence South 89°57'50" East 335.00 feet to the point of beginning.

THE ABOVE DESCRIBED PROPERTY IS NOW KNOWN AND DESCRIBED AS LOTS 1 AND 2, OAKWOOD 900 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED DECEMBER 3, 2012 AS ENTRY NO. 11527550 IN BOOK 2012P AT PAGE 198 OF OFFICIAL RECORDS.

LESS AND EXCEPTING THEREFROM:

LOT 2, OAKWOOD 900 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED DECEMBER 3, 2012 AS ENTRY NO. 11527550 IN BOOK 2012P AT PAGE 198 OF OFFICIAL RECORDS, AS SET FORTH IN THAT CERTAIN WARRANTY DEED RECORDED DECEMBER 3, 2012 AS ENTRY NO. 11528037 IN BOOK 10083 AT PAGES 9521-9523 OF OFFICIAL RECORDS.

For Information Purposes Only: Tax ID No: 22-17-126-014