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12/10/2021 02:30 PM \$40.00
Book - 11280 Pg - 8804-8809
RASHELLE HOBBS
RECORDER, SALT LAKE COUNTY, UTAH
WELLS FARGO BANK, NA
PO BOX 659713
SAN ANTONIO TX 78265-9827
BY: DNA, DEPUTY - MA 6 P.

Recording Requested By:
WELLS FARGO BANK,
NATIONAL ASSOCIATION
299 S Main St
Floor 08
Salt Lake City, UT 84111-2263

And After Recording, Return To:
WELLS FARGO BANK,
NATIONAL ASSOCIATION
BBOCS Business Lending Loan Operations
LDI, P.O. Box 65119, San Antonio, TX
78265

ADDRESS TAX STATEMENT:
GOLD COAST LLC
12931 Bubbling Well Rd
North Tustin, CA 92705

Tax Account Number(s) of Real Property:
27-03-426-087-000

MODIFICATION OF DEED OF TRUST



This Modification of Deed of Trust (this "Modification") is entered into as of November 10, 2021, by and between GOLD COAST LLC ("Trustor") located at 12931 Bubbling Well Rd, North Tustin, CA 92705, and WELLS FARGO BANK, NATIONAL ASSOCIATION successor by consolidation with Wells Fargo Bank Northwest, National Association ("Beneficiary"), with an office located at 299 S Main St, Floor 08, Salt Lake City, UT 84111-2263.

RECITALS

This Modification is entered into upon the basis of the following facts and understandings of the parties:

A. This Modification pertains to that certain Deed of Trust dated as of May 25, 2017, executed by Trustor to Wells Fargo Bank Northwest, National Association, as Trustee, in favor of Beneficiary, and recorded on May 26, 2017, as Instrument (Serial) No. 12544107, in Book (Reel) N/A, at Page (Image) N/A, of the Official Records of Salt Lake County, Utah, as may have been modified from time to time ("Deed of Trust"), with respect to the real property described on Exhibit A attached hereto and incorporated herein by this reference.

B. The obligations secured by the Deed of Trust have been modified, or certain additional obligations have been or are to be incurred which are to be secured by the Deed of Trust, or other modifications to the Deed of Trust have become necessary, and Trustor and Beneficiary have agreed to modify the Deed of Trust to accurately reflect the obligations as secured thereby or such other modifications.

NOW, THEREFORE, the parties hereto agree as follows:

1. The Deed of Trust is hereby modified to include within the indebtedness and obligations secured by the Deed of Trust, the payment to Beneficiary of all indebtedness and performance of all obligations evidenced by and arising under that promissory note, loan or credit agreement, confirmation letter and disclosure, or other evidence of debt, dated as of November 10, 2021, evidencing indebtedness of GOLD COAST LLC to Beneficiary in the principal amount of \$1,210,270.29 (which represents the refinancing of that certain promissory note, loan or credit agreement, confirmation letter and disclosure, or other evidence of debt dated as of May 25, 2017, and secured by the Deed of Trust), together with interest thereon, and any such indebtedness or other obligations incurred under or in connection with the credit accommodation evidenced, even if not specifically referenced therein.

2. **Deed of Trust Supplemental Provisions.** The Deed of Trust is hereby amended and modified by adding the following Supplemental Provisions:

Supplemental Provisions Regarding Secured Obligations, Cross-Collateralization, and Personal Property Collateral. Notwithstanding anything to the contrary in the Deed of Trust, any cross-collateralization provision and any other provisions contained therein expanding the scope of the secured obligations beyond the Note, any related "swap agreements" (as defined in 11 U.S.C. Section 101), and obligations to protect and preserve collateral, shall have no force or effect.

Additionally, notwithstanding anything to the contrary in the Deed of Trust, if at any time the Deed of Trust grants liens or security interests upon collateral consisting of a building or mobile home as defined in the National Flood Insurance Act (as amended) and its implementing regulations (collectively, the "Act") located in an area designated by the Administrator of the Federal Emergency Management Agency as a special flood hazard area which requires flood insurance pursuant to the terms of the Act (a "Covered Structure"), then while it is subject to such designation, any lien or security interest granted in the Deed of Trust upon personal property shall not include any items of personal property located in such Covered Structure unless all applicable requirements of the Act, if any, have been satisfied with respect to such items of personal property.

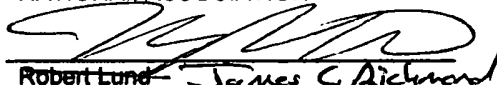
3. The real property and the whole thereof described in the Deed of Trust shall remain subject to the lien, charge or encumbrance of the Deed of Trust and nothing herein contained or done pursuant hereto shall affect or be construed to affect the liens, charges or encumbrances of the Deed of Trust, or the priority thereof over other liens, charges or encumbrances, or to release or affect the liability of any party or parties who may now or hereafter be liable under or on account of said promissory notes, loan or credit agreements, confirmation letters and disclosures, or other evidences of debt and/or the Deed of Trust.

4. All terms and conditions of the Deed of Trust not expressly modified herein remain in full force and effect, without waiver or amendment. This Modification and the Deed of Trust shall be read together, as one document.

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

BENEFICIARY:

WELLS FARGO BANK,
NATIONAL ASSOCIATION

By: 
Robert Lund - *James C. Richmond*
Title: Commercial Loan Officer
Loan Admin Mgr.

TRUSTOR:

GOLD COAST LLC

By:  11/10/21
Name: Steven Ho
Title: Managing Member

BLAST Job ID 1376360328
SMP # 784421
Obligor 5469643884
Obligation 18
Processor Initials CS

BENEFICIARY ACKNOWLEDGMENT

STATE OF UTAH)
) SS
COUNTY OF _____)

**SIGNED IN
COUNTERPART**

On this ____ day of _____, 20 __, before me, the undersigned Notary Public, personally appeared ~~Robert Lund~~ and known to me to be the ~~Commercial Loan Officer~~, authorized agent for the Wells Fargo Bank, National Association, a national banking association, that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the said national banking association, duly authorized by the national banking association 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.

Seal (if any) Notary Signature: _____
My commission expires: _____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH)
) ss.
COUNTY OF _____)

On the ____ day of _____, 20 __, personally appeared before me Steven Ho, Managing Member of the GOLD COAST LLC, the signer of the within instrument, who duly acknowledged to me that they executed the same.

Seal

Signature of Person Taking Acknowledgment

Title
My commission expires: _____
Residing at: _____

SEE NOTARY ATTACHED
TOTAL PAGES: _____
INITIALS: SH

**CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT
(CALIFORNIA CIVIL CODE § 1189)**

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 Orange)

On November 10, 2021 before me, Makena Alise Vickers Notary Public
(Date) (Here Insert Name and Title of the Officer)

personally appeared Steven Van Ho,
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/she/they 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.


Signature of Notary Public



(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

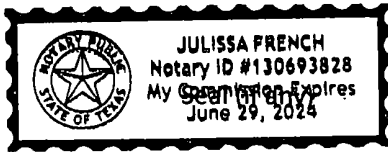
Description of Attached Document

Title or Type of Document: Modification of Deed of Trust Document Date: November 10, 2021
Number of Pages: 2 Signer(s) Other Than Named Above: Beneficiary: Robert Lund
Additional Information: n/a

BENEFICIARY ACKNOWLEDGMENT

STATE OF Texas)
) SS
COUNTY OF Bexar)

On this 15TH day of NOVEMBER, 2021, before me, the undersigned Notary Public, personally appeared JAMES C. RICHMOND and known to me to be the LOAN ADMIN. MGR, authorized agent for the **Wells Fargo Bank, National Association**, a national banking association, that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the said national banking association, duly authorized by the national banking association through its board of directors and otherwise, for the uses and purpose therein mentioned, and on oath stated that she is authorized to execute this said instrument.



Notary Signature [Handwritten Signature]
Notary Public Name: Julissa French
My Commission expires: 06/29/24

EXHIBIT A
(Description of Property)

Exhibit A where Real Property or its address is commonly known as 1411 WEST 9000 SOUTH, WEST JORDAN, UT 84088.

Description of Property

The Land referred to herein below is situated in the County of Salt Lake, State of Utah, and is described As follows:

Parcel 1:

Beginning at a point South 89°53'45" West 451.335 feet along the quarter section line and South 0°00'50" East 241.710 feet from the East quarter corner of Section 3, Township 3 South, Range 1 West, Salt Lake Base and Meridian; and running thence South 0°00'50" East 140.750 feet; thence South 89°55'28" West 318.940 feet; thence North 0°00'50" West 349.170 feet to the South line of 9000 South Street; thence Easterly 53.56 feet along the arc of a 11406.16 foot radius curve to the right (center bears South 0°22'24" East and long chord bears North 89°45'41" East 53.56 feet along said South line); thence North 89°53'45" East 56.670 feet along said South line; thence South 0°00'50" East 208.606 feet; thence North 89°55'28" East 208.710 feet to the point of beginning.

Parcel 1A:

Together with a Reciprocal Easement, as created by that certain Reciprocal Easement and Maintenance Agreement, recorded October 25, 1985, as Entry No. 4155438, in Book 5703, at Page 1753, of Official Records.

Parcel 1B:

Together with a Reciprocal Easement, as created by that certain Reciprocal Easement and Maintenance Agreement recorded September 7, 1989, as Entry No. 4820480, in Book 6157, at Page 1149, of Official Records.

Parcel 1C:

Together with a Cross-Easement, as created by that certain Cross-Easement Agreement, recorded September 30, 1992, as Entry No. 5342831, in Book 6528, at Page 2833, of Official Records.

The following is shown for information purposes only: Tax ID / Parcel No. 27-03-426-087-0000