

WHEN RECORDED, RETURN TO:

Nathan S. Dorius
MITCHELL BARLOW & MANSFIELD, P.C.
Nine Exchange Place, Suite 600
Salt Lake City, Utah 84111

NOTICE OF DEFAULT AND ELECTION TO SELL

NOTICE IS HEREBY GIVEN:

That NATHAN S. DORIUS, Successor Trustee, gives notice of default under that certain Commercial Construction Deed of Trust (the "Deed of Trust") executed by Capstone Consulting LLC, a Utah limited liability company, as to an undivided 71.154% interest and Shree Giriraj Ji, Inc., a Michigan Corporation as to an undivided 28.846% interest, tenants in common, as Trustor, in favor of Capital Community Bank as Trustee, for the benefit of Capital Community Bank – Sandy Branch as Beneficiary, dated February 4, 2022 and recorded February 24, 2022 as Entry No. 1313230 in the official records of Cache County, Utah. The real property encumbered by the Trust Deed is located in Cache County, State of Utah (the "Trust Property"), and more particularly described on Exhibit A attached hereto.

The Trust Deed secures obligations to Beneficiary including that certain Commercial Promissory Note dated February 4, 2022, in the original principal amount of \$4,433,328.00, plus interest, late fees, extension fees, attorney fees and costs (collectively, the "Note"). A default of the obligations under the Note has occurred, in that one or more payment(s) required by the Note have not been paid, plus all amounts which hereafter become due and payable, including without limitation any additional payments, interest, late fees, hazard insurance, property taxes, trustee's and attorneys' fees, and expenses under the Note and Trust Deed (the "Obligations"). A full itemization of the Obligations may be obtained from Nathan S. Dorius at the above address and telephone number.

By reason of such default, the Trustee does hereby declare all sums secured by the Trust Deed immediately due and payable and elects to cause the Trust Property to be sold, pursuant to the Trust Deed and the laws of the State of Utah, to satisfy the Obligations.

DATED this 8th day of August, 2024.

TRUSTEE


Nathan S. Dorius

STATE OF UTAH)
 : ss
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 8th day of August, 2024, by Nathan S. Dorius, as trustee.


Notary Public

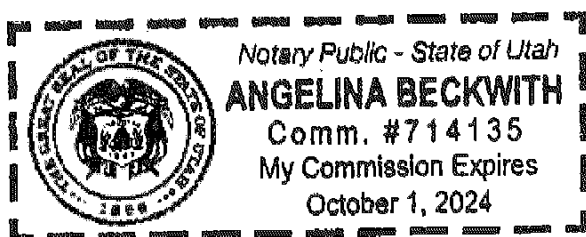


EXHIBIT A

LEGAL DESCRIPTION OF REAL PROPERTY

The following parcels of real property situated in Cache County, Utah:

All of Lots 1, 2, 3, 4, 5, 6, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 27, 32, 33, 36, 37, 38, 39, 41, 44, 46, 47, 48, 49, 50, 51, 52, 53, 55, 57, 58, 59, 60, 61, 62, 63, and 64 Mountainside Estates.

Also known as Parcel Nos. 05-126-0001, 05-126-0002, 05-126-0003, 05-126-0004, 05-126-0005, 05-126-0006, 05-126-0010, 05-126-0011, 05-126-0012, 05-126-0013, 05-126-0014, 05-126-0015, 05-126-0016, 05-126-0017, 05-126-0018, 05-126-0019, 05-126-0020, 05-126-0021, 05-126-0022, 05-126-0023, 05-126-0024, 05-126-0025, 05-126-0027, 05-126-0032, 05-126-0033, 05-126-0036, 05-126-0037, 05-126-0038, 05-126-0039, 05-126-0041, 05-126-0044, 05-126-0046, 05-126-0047, 05-126-0048, 05-126-0049, 05-126-0050, 05-126-0051, 05-126-0052, 05-126-0053, 05-126-0055, 05-126-0057, 05-126-0058, 05-126-0059, 05-126-0060, 05-126-0061, 05-126-0062, 05-126-0063, and 05-126-0064.

All of Common Area A, B, C, D, Parcel E, and Area dedicated to the HOA for private access drive in the Plat Mountainside Estates.

Also known as Parcel No. 05-126-9001.