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RASHELLE HOBBS
Recorder, Salt Lake County, UT
COTTONWOOD TITLE
BY: eCASH, DEPUTY - EF 25 P.

Tax Parcel Identification Number:

16-05-407-002 and 16-05-407-020

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

Raines Feldman LLP
1800 Avenue of the Stars, 12th Floor
Los Angeles, CA 90067
Attention: Joshua Mogin
Phone: (310) 440-4100
Email: jmogin@raineslaw.com

CT-150034-MCTH

(space above this line for recorder's use only)

**CITYVIEW MULTIFAMILY GPRV PARTNERS 35, LLC and CAPUTO ORANGE, LLC, as
grantor
(collectively, Borrower)**

to

**COTTONWOOD TITLE, as trustee
(Trustee)**

for the benefit of

**KEYSTONE REAL ESTATE INCOME TRUST, LLC, as beneficiary
(Lender)**

**DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS,
SECURITY AGREEMENT AND FIXTURE FILING**

Dated: December 10, 2021

Address: CityView Apartments
1012 E. Barbara Place
Salt Lake City, UT 84102

THIS INSTRUMENT IS TO BE INDEXED AS BOTH A DEED OF TRUST AND A FIXTURE FILING
FILED AS A FINANCING STATEMENT.

**DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY
AGREEMENT AND FIXTURE FILING**

This Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing is executed as of December 10, 2021, by (i) **CITYVIEW MULTIFAMILY GPRV PARTNERS 35, LLC**, a California limited liability company ("*CityView*"), and (ii) **CAPUTO ORANGE, LLC**, a California limited liability company ("*Caputo Orange*") (CityView and Caputo Orange are hereafter referred to as, individually, a "*Borrower*" and collectively, "*Borrower*", as the context may require, provided, however, that the context shall always be one which affords Lender the broadest possible rights and remedies under the Loan Documents and which permits Lender, in its discretion, to enforce the obligations and liabilities hereunder against one or more of the entities comprising Borrower) to **COTTONWOOD TITLE** ("*Trustee*"), for the benefit of **KEYSTONE REAL ESTATE INCOME TRUST, LLC**, a Delaware limited liability company, as beneficiary ("*Lender*").

This instrument is made in connection with a loan in the amount of \$12,825,000.00 as evidenced by the Loan Agreement.

W I T N E S S E T H:

In order to secure payment of the Indebtedness and performance of Borrower's obligations under the Loan Documents, Borrower hereby irrevocably grants, bargains, sells and conveys to Trustee IN TRUST, WITH POWER OF SALE, the following property and rights, whether now owned or held or hereafter acquired and Borrower further grants to Trustee a first priority security interest in the Property.

GRANTING CLAUSE ONE

All of Borrower's right, title and interest in and to the Land.

GRANTING CLAUSE TWO

All of Borrower's right, title and interest in and to the Additional Land.

GRANTING CLAUSE THREE

All of Borrower's right, title and interest in and to the Improvements.

GRANTING CLAUSE FOUR

All easements, rights-of-way, strips and gores of land, streets, ways, alleys, passages, sewer rights, water, water courses, water rights and powers, oil, gas and mineral rights, air rights and development rights, zoning rights, tax credits or benefits and all estates, rights, titles, interests, privileges, liberties, tenements, hereditaments and appurtenances of any nature whatsoever in any way now or hereafter belonging, relating or pertaining to the Real Property or any part thereof and the reversion and reversions, remainder and remainders and all land lying in the bed of any street, road or avenue, opened or proposed, in front of or adjoining the Land or any part thereof to the center line thereof and all the estates, rights, titles, interests, dower and rights of dower, curtesy, property, possession, claim and demand whatsoever, both in law and in equity, of Borrower in, of and to the Real Property and every part and parcel thereof, with the appurtenances thereto.

GRANTING CLAUSE FIVE

All right, title and interest in and to the Equipment and the right, title and interest of Borrower in and to any of the Equipment which may be subject to any Security Agreements (as defined in the Uniform Commercial Code) superior, inferior or pari passu in lien to the lien of this Security Instrument.

In connection with Equipment which is leased to Borrower or which is subject to a lien or security interest which is superior to the lien of this Security Instrument, this Security Instrument shall also cover all right, title and interest of each Borrower in and to all deposits and the benefit of all payments now or hereafter made with respect to such Equipment.

GRANTING CLAUSE SIX

All awards or payments, including interest thereon, which may heretofore and hereafter be made with respect to the Real Property or any part thereof, whether from the exercise of the right of eminent domain (including but not limited to any transfer made in lieu of or in anticipation of the exercise of said right), or for a change of grade or for any other injury to or decrease in the value of the Real Property.

GRANTING CLAUSE SEVEN

All leases and subleases (including, without limitation, all guarantees thereof) and other agreements affecting the use, enjoyment and/or occupancy of the Real Property or any part thereof, now or hereafter entered into (including any use or occupancy arrangements created pursuant to Bankruptcy Code or otherwise in connection with the commencement or continuance of any bankruptcy, reorganization, arrangement, insolvency, dissolution, receivership or similar proceedings or any assignment for the benefit of creditors in respect of any tenant or occupant of any portion of the Real Property) and all income, rents, issues, profits, revenues and proceeds including, but not limited to, all oil and gas or other mineral royalties and bonuses from the Real Property (including any payments received pursuant to Section 502(b) of the Bankruptcy Code or otherwise in connection with the commencement or continuance of any bankruptcy, reorganization, arrangement, insolvency, dissolution, receivership or similar proceedings or any assignment for the benefit of creditors in respect of any tenant or occupant of any portion of the Real Property and all claims as a creditor in connection with any of the foregoing) and all proceeds from the sale, cancellation, surrender or other disposition of the Leases and the right to receive and apply the Rents to the payment of the Indebtedness.

GRANTING CLAUSE EIGHT

All proceeds of and any unearned premiums on any insurance policies covering the Real Property or any part thereof including, without limitation, the right to receive and apply the proceeds of any insurance, judgments or settlements made in lieu thereof, for damage to the Real Property or any part thereof.

GRANTING CLAUSE NINE

All tax refunds, including interest thereon, tax credits and tax abatements and the right to receive or benefit from the same, which may be payable or available with respect to the Real Property.

GRANTING CLAUSE TEN

The right, in the name of and on behalf of Borrower, to appear in and defend any action or proceeding brought with respect to the Real Property or any part thereof and to commence any action or proceeding to protect the interest of Lender in the Real Property or any part thereof and all awards and/or judgments received by Borrower from any source whatsoever.

GRANTING CLAUSE ELEVEN

All cash on hand, bank accounts, accounts receivable, security deposits, utility or other deposits, intangibles, contract rights, interests, estates or other claims, both in law and in equity, which Borrower now has or may hereafter acquire in the Real Property or any part thereof.

GRANTING CLAUSE TWELVE

All rights which Borrower now has or may hereafter acquire to be indemnified and/or held harmless from any liability, loss, damage, cost or expense (including, without limitation, attorneys' fees and disbursements) relating to the Real Property or any part thereof.

GRANTING CLAUSE THIRTEEN

All plans and specifications, maps, surveys, studies, reports, contracts, subcontracts, service contracts, management contracts, franchise agreements and other agreements, franchises, trade names, trademarks, symbols, service marks, approvals, consents, permits, special permits, licenses and rights, whether governmental or otherwise, respecting the use, occupation, development, construction and/or operation of the Real Property or any part thereof or the activities conducted thereon or therein, or otherwise pertaining to the Real Property or any part thereof.

GRANTING CLAUSE FOURTEEN

All proceeds, products, offspring, rents and profits from any of the foregoing, including, without limitation, those from sale, exchange, transfer, collection, loss, damage, disposition, substitution or replacement of any of the foregoing.

WITH RESPECT to any portion of the Property which is not real estate under the laws of the State of Utah, Borrower hereby grants, bargains, sells and conveys the same to Lender for the purposes set forth hereunder and the references above to Trustee shall be deemed to be to Lender with respect to such portion of the Property and Lender shall be vested with all rights, power and authority granted hereunder or by law to Trustee with respect thereto.

TO HAVE AND TO HOLD the above granted and described Property unto and to the use and benefit of Trustee and its successors and assigns for the benefit of Lender and the successors and assigns of Lender forever.

IN TRUST, WITH POWER OF SALE, to secure the payment to Lender of the Indebtedness at the time and in the manner provided for its payment in the Note and in this Security Instrument;

PROVIDED, HOWEVER, these presents are upon the express condition, if Borrower shall well and truly pay to Lender the Indebtedness at the time and in the manner provided in the Note and this Security Instrument and shall well and truly abide by and comply with each and every covenant and condition set forth herein, in the Note and in the other Loan Documents, these presents and the estate hereby granted shall cease, terminate and be void;

AND Borrower represents and warrants to and covenants and agrees with Lender and Trustee as follows:

Borrower warrants to Trustee for the benefit of Lender, and agrees to defend title to the Property against the claims of any Person or Governmental Authority, subject to the Permitted Encumbrances. This Security Instrument will have no further force or effect on the Termination Date. Trustee on behalf of Lender will (unless otherwise required by Applicable Law) release this Security Instrument within 30 days after the Termination Date, at Borrower's expense.

Borrower acknowledges receiving good and valuable consideration, including the Indebtedness, to execute and deliver this Security Instrument.

AND Borrower represents and warrants to and covenants and agrees with Lender and Trustee as follows:

ARTICLE I.

Definitions and Loan Documents

1.1 **Loan Documents.** All representations, covenants and other terms (including those terms that apply to all Loan Documents) of the other Loan Documents are, by reference, fully incorporated in this Security Instrument. All covenants in the Loan Documents are covenants running with the Land.

1.2 **Definitions.** Capitalized terms not otherwise defined below will have the meanings set forth in the Loan Agreement. Each of the below capitalized terms has the following meaning:

“Additional Land” means all additional lands, estates and development rights hereafter acquired by Borrower for use in connection with the Land and the development of the Land and all additional lands and estates therein which may, from time to time, by supplemental Deed of Trust or otherwise, be expressly made subject to the lien thereof.

“Collateral” means the Property and all of Borrower's other assets, whether now owned or hereafter acquired, including the Leases, and all proceeds from Borrower's assets.

“Equipment” means all machinery, equipment, fixtures, goods which are or are to become fixtures, furnishings, inventory and other property of every kind and nature whatsoever owned by Borrower or in which Borrower has or shall have an interest (to the extent of such interest) now or hereafter located upon the Real Property or appurtenant thereto and usable in connection with the present or future operation and occupancy of the Real Property and all building equipment, materials and supplies of any nature whatsoever owned by Borrower or in which Borrower has or shall have an interest (to the extent of such interest) now or hereafter located upon the Real Property or appurtenant thereto or usable in connection with the present or future operation and occupancy of the Real Property, including but not limited to all heating, ventilating, air conditioning, plumbing, lighting, communications and elevator machinery, equipment and fixtures.

“Foreclosure Statute” has the meaning set forth in Section 4.2 below.

“Improvements” means any and all buildings, structures, fixtures, additions, enlargements, extensions, modifications, repairs, replacements and improvements now or hereafter located on the Land or any part thereof.

“Land” the real property or properties described on *Exhibit A* attached hereto.

“Loan Agreement” means the Loan Agreement, dated as of the date hereof, between Lender and Borrower.

“Payment Notice” means Lender's notice to Tenant of an Event of Default Period.

“Personal Property” means all (i) Awards, (ii) Leases, (iii) all of Borrower's accounts (as defined in the UCC), goods (as defined in the UCC), fixtures, accessions (as defined in the UCC), general intangibles (as defined in the UCC), chattel paper (as defined in the UCC), investment property (as defined in the UCC) and deposits accounts (as defined in the UCC) (including any accounts opened in connection with cash management), which are ever situated on, derived from or used in connection with the Property, (iv) Additional Collateral, (v) all insurance policies covering the Property, the other Personal Property and the liability of any Borrower, Trustee or Lender, and all insurance proceeds from any of the policies, (vi) amounts deposited in the Tax and Insurance Escrow Account, and (vii) all proceeds of the Personal Property described in (i) – (vi).

“Property” means the Real Property and the Personal Property.

"**Real Property**" means, collectively, (i) the Land (as legally described in *Exhibit A* annexed to this Security Instrument), (ii) the Improvements, (iii) Leases, Rents and Awards, (iv) all fixtures, accessions and appurtenances to the Land or Improvements, (v) all easements and rights of way now or hereafter benefiting the Land, (vi) all of Borrower's interest in any lands adjoining the Land, (vii) all water and all of Borrower's water rights benefiting the Land, and (viii) all rights, estates and privileges appurtenant or incident to the foregoing.

"**Security Instrument**" means this Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, as amended, modified, restated and extended.

"**Termination Date**" means day on which Borrower fully pays the Indebtedness and performance all of Borrower's obligations under the Loan Documents.

"**Transferee**" means any Person, including Lender, who takes title to any Collateral after a Transfer Event.

"**Trustee**" means Cottonwood Title, and the successors and substitutes Lender designates.

"**Uniform Commercial Code**" or "**UCC**" means the Uniform Commercial Code of the State of Utah, as amended.

1.3 Terms Generally; References and Titles. References in this Security Instrument to "Articles," "Sections," "Exhibits" or "Schedules" will be to the Articles, Sections, Exhibits or Schedules of this Agreement unless otherwise specifically provided. All Exhibits and Schedules annexed to this Security Instrument are incorporated in, and are a part of, this Security Instrument for the purposes set forth in this Security Instrument. Any term defined in this Security Instrument may be used in the singular or plural. Words of any gender include all other genders. The terms "include," "includes," and "including" are followed by "without limitation". Except as otherwise specified or limited in this Security Instrument, a reference to any Person includes the successors and assigns of the Person. Unless otherwise specified all references "from" or "through" any date mean "from and including" or "through and including" the date. References to any statute or act include all related current regulations and all amendments and any successor statutes, acts and regulations. References to any statute or act, without additional reference, refer to federal statutes and acts of the United States. References to any agreement, instrument or document includes all schedules, exhibits, annexes and other attachments to the agreement, instrument or document.

1.4 Prepayment Premium. Unless Lender specifically waives the Prepayment Premium (as defined in the Loan Agreement) in any purported payoff statement, the Prepayment Premium is due and payable as provided in the Loan Agreement.

ARTICLE II.

Assignment of Leases and Rents

2.1 Assignment. For the Indebtedness and other good and valuable consideration, Borrower absolutely and unconditionally assigns and transfers to Lender (a) the Leases, (b) the Rents, and (c) any and all guaranties of payment of the Rent. Borrower does hereby absolutely and unconditionally assign to Lender its right, title and interest in all current and future Leases and Rents and all proceeds from the sale, cancellation, surrender or other disposition of the Leases, it being intended by Borrower that this assignment constitutes a present, absolute assignment and not an assignment for additional security only. Such assignment to Lender shall not be construed to bind Lender to the performance of any of the covenants, conditions or provisions contained in any such Lease or otherwise to impose any obligation upon Lender. Borrower agrees to execute and deliver to Lender such additional instruments in form and substance satisfactory to Lender, as may hereafter be requested by Lender to further evidence and confirm such assignment. Nevertheless, subject to the terms of this Section 2.1, Lender grants to Borrower a revocable license to operate and manage the Property and to collect the Rents. Borrower shall hold the Rents, or a

portion thereof sufficient to discharge all current sums due on the Indebtedness, in trust for the benefit of Lender for use in the payment of such sums. During an Event of Default Period, the license granted to Borrower herein shall be automatically revoked and Lender shall immediately be entitled to possession of all Rents, whether or not Lender enters upon or takes control of the Property. Lender is hereby granted and assigned by Borrower the right, at its option, upon the revocation of the license granted herein to enter upon the Property in person, by agent or by court-appointed receiver to collect the Rents. Any Rents collected after the revocation of the license herein granted may be applied toward payment of the Indebtedness in such priority and proportion as Lender in its reasonable discretion shall deem proper. It is further the intent of Borrower and Lender that the Rents hereby absolutely assigned are no longer, during the term of this Security Instrument, property of Borrower or property of any estate of Borrower as defined in Section 541 of the Bankruptcy Code and shall not constitute collateral, cash or otherwise, of Borrower.

2.2 Application of Rent.

(a) Each Tenant may, until Lender delivers a Payment Notice, pay Rent directly to Borrower (or its designee). Borrower shall hold all Rent it (or its designee) receives in trust for the benefit of Lender and the Loan. Unless Lender otherwise agrees, Borrower must first only use the Rent to satisfy obligations arising under the Loan Documents, including payment of all Real Estate Taxes, insurance premiums, maintenance and repair costs, for the Property.

(b) After a Tenant receives a Payment Notice, Tenant shall pay directly to Lender all Rent thereafter accruing. Tenant is relieved of its obligations to pay Borrower under any Lease to the extent of all Rent Tenant pays to Lender.

(c) Lender may use any Rent it receives for (in the priority and amounts as Lender determines in its discretion): (i) (1) the expenses to operate, maintain and manage the Property, and (2) the expenses incident to taking and retaining possession of the Property and collecting Rent; and (ii) the Indebtedness. The assignment in Section 2.1 above does not reduce the Indebtedness unless Lender actually receives Rent and applies it to the Indebtedness.

(d) Lender may, at its option and without impairing its rights under the assignment in this Section 2.1, release any Rent Lender receives to Borrower.

(e) As between Borrower, Lender and any other Person, except a Tenant who has not received a Payment Notice, the assignment in Section 2.1 above is absolute, unconditional and presently effective. Lender's delivery of a Payment Notice is solely for the benefit and protection of each Tenant and does not otherwise benefit or affect Borrower or any Person claiming through or under Borrower.

(f) Lender is not required to institute legal proceedings to enforce the terms of this Section.

2.3 No Third Party Beneficiary. The assignment in Section 2.1 above is not made for the benefit of any Person other than Lender.

2.4 Release and Termination. The assignment in Section 2.1 above terminates upon Lender's release of this Security Instrument.

ARTICLE III.

Leases

3.1 Form. All Leases must be on Borrower's standard form approved by Lender subject to the allowable modification in the Loan Agreement.

3.2 Approval. Except as set forth below and in the Loan Agreement, no Lease (including any Lease amendments) will be effective unless approved by Lender.

3.3 Terms. Notwithstanding the terms of any Lease made on or after the Closing Date, each Lease is subordinate to this Security Instrument and each Tenant shall, if Lender elects, execute an

instrument (in form and substance acceptable to Lender in its sole discretion) subordinating the Tenant's leasehold interest to Lender's liens and security interests. Unless Lender specifically agrees in writing, no Leases may impose obligations upon Lender or any Transferee prior to or following a Transfer Event.

3.4 Lender's Preapproval. Notwithstanding Section 3.2 above and subject to Sections 3.1 and 3.3 above, Borrower may enter into and modify, but not terminate, Leases (except ground or master Leases) that:

- (a) are with Tenants who are not affiliated with Borrower;
- (b) do not grant Tenant's more than 1 month of free rent for each year of the lease or renewal term or any reduced Rents, except as permitted pursuant to clause (d) hereof;
- (c) do not afford Tenants any termination rights other than those, if any, set forth in the Lender approved standard form lease;
- (d) are an arm's length transaction on economic terms conforming to current market conditions;
- (e) have a market rental rate; and
- (f) do not contain any rights of first refusal or options to purchase.

ARTICLE IV.

Remedies

4.1 Possession. During an Event of Default Period, Lender may (a) enter upon and take possession of the Property and (b) exercise, without Borrower's interference, any rights which Borrower has with respect to the managing, possessing, operating, leasing, protecting or preserving the Property. If Lender rents any of the Property, Lender will do so for the account of Borrower, and Lender may deduct from the Rents all expenses and liabilities Lender incurs in collecting the Rents and in managing, operating, maintaining, protecting or preserving the Property. Lender may apply any remaining Rents to the Indebtedness in any manner Lender chooses. All costs, expenses and liabilities Lender incurs in collecting the Rents and in managing, operating, maintaining, protecting or preserving the Property, which exceed the Rents Lender actually collects from Tenants will be Additional Costs. If Lender elects to take possession of the Property, then Borrower will quietly surrender possession of the Property. If Borrower fails to quietly surrender possession of the Property, then Lender may invoke all legal remedies to dispossess Borrower.

4.2 Foreclosure. Borrower grants Trustee on behalf of Lender a power of sale. During an Event of Default Period, Trustee, if Lender directs, on behalf of Lender may exercise the power of sale and foreclose the liens and security interests created by this Security Instrument in any manner provided at law or in equity (as amended, replaced or re-codified, the "*Foreclosure Statute*"). If the Foreclosure Statute is no longer in force or effect, then, in addition to Lender's other rights at law or in equity, Lender may foreclose pursuant to the rules set forth in the last effective Foreclosure Statute. In addition to the power of sale and non-judicial foreclosure rights granted to Trustee on behalf of Lender, if Trustee on behalf of Lender desires, then Trustee on behalf of Lender may file suit on the Indebtedness and for the foreclosure of the liens and security interests created by this Security Instrument.

4.3 Receiver. In addition to all other remedies in the Loan Documents, at law or in equity, during an Event of Default Period, (a) without notice to any Borrower Party, (b) whether or not Borrower is solvent, (c) whether or not a Borrower Party commits fraud or mismanages the Property, (d) even if the Property is sufficient to repay the Indebtedness, or (e) without filing any proceeding other than a proceeding seeking the appointment of a receiver, Lender will be entitled to the appointment of a receiver or receivers for the Property and the Rents. Borrower irrevocably consents to the appointment of a receiver and waives all defenses to any Lender application for a receiver. During a receivership for the Property, Borrower irrevocably consents to (i) Lender commencing any additional proceeding to enforce any other right or

remedy under the Loan Documents, at law or in equity, and (ii) Trustee on behalf of Lender conducting a non-judicial sale of the Collateral pursuant to the Foreclosure Statute. Any money Lender advances in connection with a receivership will be Additional Costs. This *Section* is an express condition upon which the Loan is made.

4.4 Proceeds of Sale. The proceeds of any Trustee's or receiver's sale of the Property in foreclosure of the liens evidenced by this Security Instrument will be:

FIRST, applied to the payment of all costs of the sale, and a reasonable fee, to Trustee acting under Section 4.2 above; **SECOND**, applied to the Indebtedness, in the order Lender elects, until the Indebtedness is paid in full; and **THIRD**, the remainder, if any, paid to any Person (including Borrower) as required by Applicable Law.

4.5 Lender as Purchaser. Lender may purchase the Property at any foreclosure sale. In connection with any foreclosure sale, Lender may credit bid in an amount up to the Indebtedness then owed to Lender.

4.6 Uniform Commercial Code. During an Event of Default Period, Lender may exercise its rights of enforcement with respect to the Collateral under the UCC. In addition to or in substitution for Lender's UCC rights and remedies:

(a) Lender may enter upon the Property to take possession of, assemble and collect the Collateral or to render it unusable, subject to the rights of any Tenants;

(b) Lender may require Borrower to assemble the Collateral and make it available at the Property or any place Lender designates which is mutually convenient to allow Lender to take possession or dispose of the Collateral;

(c) Lender may mail written notice to Borrower as provided in the Loan Agreement ten (10) days prior to the date of any sale of the Collateral, and such notice will constitute reasonable notice under the UCC;

(d) Lender need not take possession of the Collateral prior to any Transfer Event; and

(e) prior to applying Transfer Event proceeds to the Indebtedness, Lender may apply the proceeds to the reasonable expenses (including Lender's legal expenses and reasonable attorneys' fees, including allocated in-house counsel expenses) incurred to collect the Indebtedness, enforce the Loan Documents or to take possession of, hold or prepare the Collateral for transfer.

4.7 Delivery of Possession After Foreclosure. Immediately after a Transfer Event, Borrower and any Person claiming any Collateral interest by, through or under Borrower, who is occupying or using the Property or other Collateral, will become the tenant or lessee of the Transferee. Subject to the terms of the applicable Lease and to any non-disturbance and attornment agreement between Lender and a Tenant, the post-Transfer Event tenancy will be a tenancy at will, terminable at the will of either Transferee or the tenant, at a daily fair market rental. If a Tenant fails to surrender possession of the Collateral to Transferee after Transferee's demand, then Transferee may institute and maintain an action for forcible entry and detainer of the Property.

ARTICLE V. Miscellaneous

5.1 Successor Trustee. Lender may remove Trustee, or Trustee may resign, at any time with or without cause. If Trustee dies, resigns or is removed, then Lender may, in writing, appoint a successor or substitute trustee. Lender may exercise its right to remove any Trustee or appoint any number of successor or substitute trustees as often as Lender desires until the Termination Date. Lender may appoint a single or multiple substitute trustees to act instead of the original trustee. If multiple substitute trustees

Salt Lake City, UT 84111
Attention: Heston Nielson
Phone: (925) 480-6065
Email: heston@keystonenational.net

with a copy to: Raines Feldman LLP
1800 Avenue of the Stars, 12th Floor
Los Angeles, CA 90067
Attention: Joshua Mogin
Phone: (310) 440-4100
Email: jmogin@raineslaw.com

To Borrower: CityView Multifamily GPRV Partners 35, LLC
c/o GPR Ventures
843 Castro St.
Mountain View, CA 94041
Attention to: Glen Yonekura
Phone: (650) 492-1683
Email: glen@dukecv.com

Caputo Orange, LLC
c/o Phil Rolla
2323 S. Bascom Avenue, Suite 100,
Campbell, CA 95008
Phone: (408)930-6519
Email: philrolla@dcco.net

with a copy to: Tom Basmajian
c/o Black Square Real Estate, Inc.
807 E S Temple #200,
Salt Lake City, UT 84102
Phone: (801) 364-4375
Email: tom@blksq.com

Trustee: Cottonwood Title
1216 W. Legacy Crossing Blvd., Suite 100
Centerville, UT 84014
Attention: Michael Chabries
Phone: (801) 683-4636
Email: michael@cottonwoodtitle.com

Any notice so addressed and sent by United States mail or overnight courier shall be deemed to be given on the earliest of (1) when actually delivered, (2) on the first Business Day after deposit with an overnight air courier service, or (3) on the third Business Day after deposit in the United States mail, postage prepaid, in each case to the address of the intended addressee. Any notice so delivered in person shall be deemed to be given when receipted for by, or actually received by, Lender or Indemnitor, as the case may be. Notices transmitted by facsimile or email shall be deemed received on the date of transmission, provided that a confirming copy of such notice is also sent by mail, overnight courier or personal delivery, as provided above. Either party may designate a change of address by written notice to the other by giving at least ten (10) days prior written notice of such change of address.

ARTICLE VI.
Concerning the Trustee

6.1 **Trustee's Fees.** Borrower shall pay all costs, fees and expenses incurred by Trustee and Trustee's agents and counsel in connection with the performance by Trustee of Trustee's duties hereunder and all such costs, fees and expenses shall be secured by this Security Instrument.

6.2 **Substitute Trustee.** Trustee shall be under no duty to take any action hereunder except as expressly required hereunder or by law, or to perform any act which would involve Trustee in any expense or liability or to institute or defend any suit in respect hereof, unless properly indemnified to Trustee's reasonable satisfaction. Trustee, by acceptance of this Security Instrument, covenants to perform and fulfill the trusts herein created, being liable, however, only for willful negligence or misconduct, and hereby waives any statutory fee and agrees to accept reasonable compensation, in lieu thereof, for any services rendered by Trustee in accordance with the terms hereof. Lender may remove Trustee at any time or from time to time and select a successor trustee by filing the appropriate instrument in the office where this Security Instrument is recorded. Borrower hereby irrevocably appoints Lender as its attorney-in-fact, coupled with an interest, with full power of substitution to file, execute and record any document required to appoint such substitute trustee. In the event of the death, removal, resignation, refusal to act, or inability to act of Trustee, or in its sole discretion for any reason whatsoever, Lender may, without notice and without specifying any reason therefor and without applying to any court, select and appoint a successor trustee, by an instrument recorded wherever this Security Instrument is recorded and all powers, rights, duties and authority of Trustee, as aforesaid, shall thereupon become vested in such successor. Such substitute trustee shall not be required to give bond for the faithful performance of the duties of Trustee hereunder unless required by Lender. The procedure provided for in this paragraph for substitution of Trustee shall be in addition to and not in exclusion of any other provisions for substitution, by law or otherwise. Borrower agrees to the foregoing for itself, its successors and assigns.

6.3 **Power of Sale.**

(a) Upon the occurrence of an Event of Default, Trustee, or the agent or successor of Trustee, at the request of Lender, shall sell or offer for sale the Property in such portions, order and parcels as Lender may determine with or without having first taken possession of same, to the highest bidder for cash at one or more public auctions in accordance with the terms and provisions of the law of the State in which the Property is located. Such sale shall be made at the area within the courthouse of the county in which the Property (or any portion thereof to be sold) is situated (whether the parts or parcels thereof, if any, in different counties are contiguous or not, and without the necessity of having any Personal Property hereby secured present at such sale) which is designated by the applicable court of such County as the area in which public sales are to take place, or, if no such area is designated, at the area at the courthouse designated in the notice of sale as the area in which the sale will take place, on such day and at such times as permitted under applicable law of the State where the Property is located, after advertising the time, place and terms of sale and that portion of the Property in accordance with such law, and after having served written or printed notice of the proposed sale by certified mail on each Borrower obligated to pay the Note and other secured indebtedness secured by this Security Instrument according to the records of Lender in accordance with applicable law. The affidavit of any person having knowledge of the facts to the effect that such service was completed shall be prima facie evidence of the fact of service.

(b) At any such public sale, Trustee may execute and deliver in the name of Borrower to the purchaser a conveyance of the Property or any part of the Property in fee simple. In the event of any sale under this Security Instrument by virtue of the exercise of the powers herein granted, or pursuant to any order in any judicial proceeding or otherwise, the Property may be sold in its entirety or in separate parcels and in such manner or order as Lender in its sole discretion may elect, and if Lender so elects,

Trustee may sell the Personal Property covered by this Security Instrument at one or more separate sales in any manner permitted by the Uniform Commercial Code of the State in which the Property is located, and one or more exercises of the powers herein granted shall not extinguish or exhaust such powers, until all the Property is sold or the Note and other secured indebtedness is paid in full. If the Note and other secured indebtedness is now or hereafter further secured by any chattel mortgages, pledges, contracts or guaranty, assignments of lease, or other security instruments, Lender at its option may exhaust the remedies granted under any of said security instruments either concurrently or independently, and in such order as Lender may determine.

(c) Upon any foreclosure sale or sales of all or any portion of the Property under the power herein granted, Lender may bid for and purchase the Property and shall be entitled to apply all or any part of the Indebtedness as a credit to the purchase price.

(d) In the event of a foreclosure or a sale of all or any portion of the Property under the power herein granted, the proceeds of said sale shall be applied, in whatever order Lender in its sole discretion may decide, to the expenses of such sale and of all proceedings in connection therewith (including, without limitation, attorneys' fees and expenses), to fees and expenses of Trustee (including, without limitation, Trustee's attorneys' fees and expenses), to insurance premiums, liens, assessments, taxes and charges (including, without limitation, utility charges advanced by Lender), to payment of the outstanding principal balance of the Indebtedness, and to the accrued interest on all of the foregoing; and the remainder, if any, shall be paid to Borrower, or to the person or entity lawfully entitled thereto.

(e) In case Trustee shall have proceeded to enforce any right or remedy under this Security Instrument by foreclosure, entry or otherwise, and such proceeding shall have been discontinued or abandoned for any reason, or shall have been determined adversely to Lender, then in every case, Borrower, Lender and Trustee shall be restored to their former positions and the rights, powers and remedies of Lender and Trustee herein provided or arising, or existing otherwise as herein set forth shall continue as if no such proceeding had been taken.

6.4 Acceptance by Trustee. Trustee accepts the Property when this Security Instrument, duly executed and acknowledged, becomes a public record as provided by law. Trustee shall not be obligated to perform any act required hereunder unless the performance of such act is requested in writing and Trustee is reasonably indemnified against loss, cost, liability and expense.

6.5 Acts of Trustee. From time to time, upon written request of Lender and without affecting the liability of any person for payment of any indebtedness or performance of the obligations secured hereby, Trustee may, without liability therefor and without notice reconvey all or any part of the Property; consent to the making of any map or plat thereof; join in granting any easement thereon; join in any declaration of covenants and restrictions; or join in any extension agreement or any agreement subordinating the lien or charge hereof. Trustee may from time to time apply in any court of competent jurisdiction for aid and direction in the execution of the trust hereunder and the enforcement of the rights and remedies available hereunder, and Trustee may obtain orders or decrees directing or confirming or approving acts in the execution of said trust and the enforcement of said remedies. Trustee has no obligation to notify any party of any pending sale or any action or proceeding unless held or commenced and maintained by Trustee under this Security Instrument.

6.6 No Liability of Trustee. The Trustee shall not be liable for any error of judgment or act done by the Trustee in good faith, or be otherwise responsible or accountable under any circumstances whatsoever, except due to the Trustee's gross negligence, breach of agreement, fraud or willful misconduct. The Trustee shall have the right to rely on any instrument, document or signature authorizing or supporting any action taken or proposed to be taken by them hereunder, believed by the Trustee in good faith to be genuine. All moneys received by the Trustee shall, until used or applied as herein provided, be held in trust

for the purposes for which they were received, but need not be segregated in any manner from any other moneys (except to the extent required by law or under the Loan Documents), and the Trustee shall be under no liability for interest on any moneys received by the Trustee hereunder.

6.7 Trustee Powers. Trustee may exercise any of its powers through appointment of attorney-in-fact or agents. Trustee may select and employ legal counsel at the expense of Borrower.

6.8 Priority. All amounts advanced by either of Lender or Trustee hereunder shall be secured by this Security Instrument with priority dating back to the date of the grant of this Security Instrument.

6.9 Ratification. Borrower hereby ratifies and confirms every act that Trustee and its successors may lawfully do at the Property by virtue of powers granted to Trustee hereunder.

ARTICLE VII. State Law Provisions

7.1 Conflicts. This Article VII will control any conflict between the terms of this Article VII and the other provisions of this Security Instrument and the other Loan Documents.

7.2 Full Reconveyance. Upon written request of Lender stating that all sums secured hereby have been paid, upon surrender to Trustee of the Note and the original or a certified copy of this Security Instrument for cancellation and retention, and upon payment of its fees, Trustee shall fully reconvey, without warranty, the entire remaining Property then held hereunder. The recitals in such reconveyance of any matters of facts shall be conclusive proof of the truthfulness thereof. The grantee in such reconveyance may be described as “the person or persons legally entitled thereto.”

7.3 Acceleration; Remedies. At any time during the existence of an Event of Default, Lender, at Lender's option, may declare the Indebtedness to be immediately due and payable without further demand and may invoke the power of sale and any other remedies permitted by applicable law or provided in this Instrument or in any other Loan Document. Borrower acknowledges that the power of sale granted in this Instrument may be exercised by Lender without prior judicial hearing. Borrower has the right to bring an action to assert the non-existence of an Event of Default or any other defense of Borrower to acceleration and sale. Lender shall be entitled to collect all costs and expenses incurred in pursuing such remedies, including attorneys' fees and costs of documentary evidence, abstracts and title reports. If the power of sale is invoked, Trustee shall execute a written notice of the occurrence of an Event of Default and of Lender's election to cause the Property to be sold and shall record such notice in each county in which the Property is located. Lender or Trustee shall mail notice of default in the manner provided by the laws of Utah to Borrower and to such other persons as the laws of Utah prescribe. Trustee shall give public notice of sale and shall sell the Property according to the laws of Utah. Trustee may sell the Property at the time and place and under the terms designated in the notice of sale in one or more parcels. Trustee may postpone sale of all or any part of the Property by public announcement at the time and place of any previously scheduled sale. Lender or Lender's designee may purchase the Property at any sale. Trustee shall deliver to the purchaser at the sale, within a reasonable time after the sale, a deed conveying the Property so sold without any covenant or warranty, express or implied. The recitals in Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all costs and expenses of the sale, including Trustee's fees not to exceed 5% of the gross sales price, attorneys' fees and costs of title evidence; (b) to the Indebtedness in such order as Lender, in Lender's discretion, directs; and (c) the excess, if any, to the person or persons legally entitled thereto or to the county clerk of the county in which the sale took place.

7.4 Reconveyance. Upon payment of the Indebtedness, Lender shall request Trustee to reconvey the Property and shall surrender this Instrument and the Note to Trustee. Trustee shall reconvey

the Property without warranty to the person or persons legally entitled thereto. Such person or persons shall pay Trustee's reasonable costs incurred in so reconveying the Mortgaged Property.

7.5 Substitute Trustee. Lender, at Lender's option, may from time to time remove Trustee and appoint a successor trustee to any Trustee appointed under this Instrument. Without conveyance of the Mortgaged Property, the successor trustee shall succeed to all the title, power and duties conferred upon the Trustee herein and by applicable law.

7.6 Request For Notices. Borrower requests that copies of the notice of default and notice of sale be sent to him at Borrower's address stated in the first paragraph on page 1 of this Instrument.

7.7 **WAIVER OF TRIAL BY JURY. BORROWER AND LENDER EACH (A) COVENANTS AND AGREES NOT TO ELECT A TRIAL BY JURY WITH RESPECT TO ANY ISSUE ARISING OUT OF THIS INSTRUMENT OR THE RELATIONSHIP BETWEEN THE PARTIES AS BORROWER AND LENDER THAT IS TRIABLE OF RIGHT BY A JURY AND (B) WAIVES ANY RIGHT TO TRIAL BY JURY WITH RESPECT TO SUCH ISSUE TO THE EXTENT THAT ANY SUCH RIGHT EXISTS NOW OR IN THE FUTURE. THIS WAIVER OF RIGHT TO TRIAL BY JURY IS SEPARATELY GIVEN BY EACH PARTY, KNOWINGLY AND VOLUNTARILY WITH THE BENEFIT OF COMPETENT LEGAL COUNSEL.**

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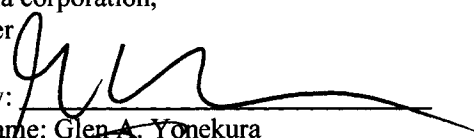
Borrower has executed this Security Instrument on the date of the below acknowledgement, but to be effective on the Closing Date.

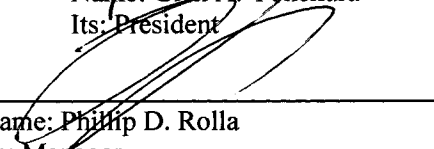
BORROWER:

CITYVIEW MULTIFAMILY GPRV PARTNERS 35, LLC,
a California limited liability company

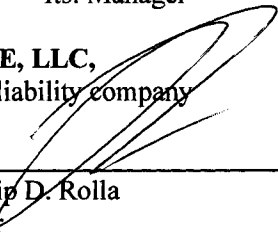
By: **GPR Ventures, LLC,**
a California limited liability company
its Manager

By: **Duke Capital Ventures, Inc.,**
a California corporation,
its Manager

By: 
Name: Glen A. Yonekura
Its: President

By: 
Name: Phillip D. Rolla
Its: Manager

CAPUTO ORANGE, LLC,
a California limited liability company

By: 
Name: Phillip D. Rolla
Its: Manager

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____

On _____, 20__, before me, _____ (a notary public), personally appeared _____, 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 acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

See attached

Signature _____ (Seal)

STATE OF UTAH
COUNTY OF _____

On _____, 20__, before me, _____ (a notary public), personally appeared _____, 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 acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

see attached

Signature _____ (Seal)

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF _____

On _____, 20__, before me, _____ (a notary public), personally appeared _____, 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 acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

See attached

Signature _____ (Seal)

CALIFORNIA ACKNOWLEDGMENT

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 Santa Clara }

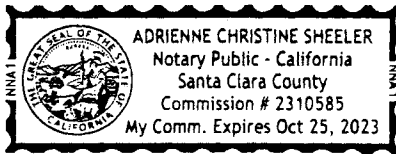
On December 9, 2021 before me, Adrienne Christine Sheeler, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Glen A. Yonekura
Name(s) of Signer(s)

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 Adrienne Christine Sheeler
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer – Title(s): _____

Partner – Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

ACKNOWLEDGMENT

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 Santa Clara

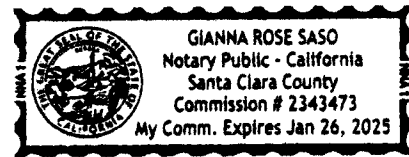
On December 8, 2021 before me, Gianna Rose Saso, Notary Public,
(insert name and title of the officer)

personally appeared Phillip D. Rolla,
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 Gianna Rose Saso (Seal)



ACKNOWLEDGMENT

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 Santa Clara

On December 8, 2021 before me, Gianna Rose SASO, Notary Public
(insert name and title of the officer)

personally appeared Phillip D. Rolla
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 Gianna Rose SASO (Seal)

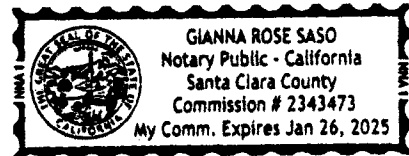


EXHIBIT A

LEGAL DESCRIPTION OF LAND

PARCEL 1:

Beginning on the South line of Fuller Drive and the East right of way line of U.S. Highway 40, said point being North 00°00'27" East 322.0 feet and East 0.10 feet from the Southwest corner of Block 20, Plat "F", SALT LAKE CITY SURVEY; and running thence North 89°57'45" East along said South line of Fuller Drive 177.41 feet; thence South 0°01'45" West 131.65 feet; thence South 84°51'45" West 58.52 feet; thence South 75°00' West 77.71 feet to the East right of way line of said U.S. Highway 40, said point being on a curve to the right, the radius point of which is North 60°01'53" East 329.78 feet; thence Northwesterly along said Easterly right of way line and arc of said curve 164.62 feet to the point of beginning.

TOGETHER WITH the South one half of the following described property as disclosed by that certain Ordinance recorded August 11, 2010 as Entry No. 11008238 in Book 9848 at Page 2752, being described as follows:

Beginning at the Northwest corner of Lot 3, Block 20, Plat "F", SALT LAKE CITY SURVEY, and running thence North 33.0 feet; thence East 125.0 feet; thence South 41.0 feet; thence West 125.0 feet; thence North 8.0 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM that portion of the subject property as disclosed by that certain Special Warranty Deed recorded October 30, 2000 as Entry No. 7749414 in Book 8397 at Page 6200, being described as follows:

Beginning at a point on the East right of way line of U.S. Highway 40, said point being South 1°33'31" East 415.90 feet from the Northwest corner of Lot 5, Block 20, Plat "F", SALT LAKE CITY SURVEY; and running thence North 69°35'22" East 1.12 feet; thence Southeasterly along the arc of a 348.92 foot radius curve through a central angle of 12°33'50" 76.51 feet with a chord bearing South 26°50'01" East 76.36 feet; thence South 32°09'04" East 49.95 feet; thence Southeasterly along the arc of a 313.22 foot radius curve through a central angle of 18°53'18" 103.26 feet with a chord bearing South 43°01'50" East 102.79 feet; thence South 14°43'55" West 1.22 feet to a point on the East right of way line of said U.S. Highway 40; thence Northwesterly along the arc of a 329.78 foot radius curve through a central angle of 40°30'30" 233.16 feet along said East right of way line with a chord bearing North 35°17'55" West 228.33 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM that portion of the subject property as disclosed by that certain Special Warranty Deed recorded July 6, 2001 as Entry No. 7941537 in Book 8476 at Page 6018, being described as follows:

Beginning at a point on the East right of way line of U.S. Highway 40, said point being 280.09 feet North 00°00'30" West from the Southwest corner of Block 20, Plat "F", SALT LAKE CITY SURVEY, along the West line of said Block 20 and 3.90 feet North 89°59'30" East, said point also being 351.69 feet North 11°19'10" East from the Salt Lake City Street Monument at 1000 East Street and 500 South Street; and running thence Southeasterly along the arc of a 309.58 foot radius curve through a central angle of 02°52'39" 15.55 feet with a chord bearing South 15°07'50" East 15.55 feet; thence Southeasterly along the arc of a 328.28 foot radius curve through a central angle of 03°49'56" 21.96 feet with a chord bearing South 13°21'44" East 21.95 feet; thence Southeasterly along the arc of a 311.58 foot radius curve through

a central angle 03°12'35" 17.45 feet with a chord bearing South 22°12'28" East 17.45 feet; thence Southeasterly along the arc of a 347.45 foot radius curve through a central angle of 09°16'17" 56.22 feet with a chord bearing South 27°55'35" East 56.16 feet; thence South 32°33'40" East 31.96 feet; thence Southeasterly along the arc of a 371.55 foot radius curve through a central angle of 12°59'54" 84.29 feet with a chord bearing South 38°05'19" East 84.11 feet; thence Southeasterly along the arc of a 307.94 foot radius curve through a central angle of 06°41'40" 35.98 feet with a chord bearing South 48°27'03" East 35.96 feet; thence Southeasterly along the arc of a 328.28 foot radius curve through a central angle of 06°27'54" 37.04 feet with a chord bearing South 58°20'30" East 37.02 feet; thence Southeasterly along the arc of a 305.94 foot radius curve through a central angle of 06°34'08" 35.08 feet with a chord bearing South 61°59'15" East 35.06 feet to a point on the East right of way line of said U.S. Highway 40; thence Northwesterly along the arc of a 329.78 foot radius curve through a central angle of 58°55'25" 339.15 feet along said East right of way line with a chord bearing North 38°10'22" West 324.40 feet to the point of beginning.

ALSO LESS AND EXCEPTING such portions of the above previously deeded to UTA and described as follows:

Beginning at a point on the East right of way line of U.S. Highway 40, said point being South 1°33'31" East 415.90 feet from the Northwest corner of Lot 5, Block 20, Plat "F", SALT LAKE CITY SURVEY; and running thence North 69°35'22" East 1.12 feet; thence Southeasterly along the arc of a 348.92 foot radius curve through a central angle of 12°33'50" 76.51 feet with a chord bearing South 26°50'01" East 76.36 feet; thence South 32°09'04" East 49.95 feet; thence Southeasterly along the arc of a 313.22 foot radius curve through a central angle of 18°53'18" 103.26 feet with a chord bearing South 43°01'50" East 102.79 feet; thence South 14°43'55" West 1.22 feet to a point on the East right of way line of said U.S. Highway 40; thence Northwesterly along the arc of a 329.78 foot radius curve through a central angle of 40°30'30" 233.16 feet along said East right of way line with a chord bearing North 35°17'55" West 228.33 feet to the point of beginning.

PARCEL 1A:

A Parking Lot Easement as disclosed by that certain Warranty Deed recorded January 13, 1972 as Entry No. 2431789 in Book 3033 at Page 418, on the following described property with a right of ingress and egress thereto:

Beginning at a point South 00°00'07" West 8.00 feet from the Northeast corner of Lot 3, Block 20, Plat "F",

SALT LAKE CITY SURVEY; and running thence South 00°00'07" West 20.45 feet; thence North 89°51' West 136.05 feet; thence North 0°02' West 20.00 feet; thence North 89°57'45" East 136.06 feet to the point of beginning.

PARCEL 2:

Beginning at a point 8.0 feet South and 0.10 feet East from the Northwest corner of Lot 3, Block 20, Plat "F", SALT LAKE CITY SURVEY; and running thence East 329.9 feet to a point on the East line of said Lot 3, which said point is 8.0 feet South of the Northeast corner of said Lot; thence South 322.0 feet to the Southeast corner of Lot 2, in aforesaid Block 20, Plat "F", thence on the arc of a curve to the right having a radius of 329.78 feet, a distance of 510.24 feet to the point of beginning.

EXCEPTING THEREFROM that portion of said tract of land shown as Parcel 1 above:

Beginning on the South line of Fuller Drive and the East right of way line of U.S. Highway 40, said point being North 00°00'27" East 322.0 feet and East 0.10 feet from the Southwest corner of Block 20, Plat "F", SALT LAKE CITY SURVEY; and running thence North 89°57'45" East along said South line of Fuller Drive 177.41 feet; thence South 0°01'45" West 131.65 feet; thence South 84°51'45" West 58.52 feet; thence South 75°00' West 77.71 feet to the East right of way line of said U.S. Highway 40, said point being on a curve to the right, the radius point of which is North 60°01'53" East 329.78 feet; thence Northwesterly along said Easterly right of way line and arc of said curve 164.62 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM that portion of the subject property as disclosed by that certain Special Warranty Deed recorded October 30, 2000 as Entry No. 7749414 in Book 8397 at Page 6200, being described as follows:

Beginning at a point on the East right of way line of U.S. Highway 40, said point being South 1°33'31" East 415.90 feet from the Northwest corner of Lot 5, Block 20, Plat "F", SALT LAKE CITY SURVEY; and running thence North 69°35'22" East 1.12 feet; thence Southeasterly along the arc of a 348.92 foot radius curve through a central angle of 12°33'50" 76.51 feet with a chord bearing South 26°50'01" East 76.36 feet; thence South 32°09'04" East 49.95 feet; thence Southeasterly along the arc of a 313.22 foot radius curve through a central angle of 18°53'18" 103.26 feet with a chord bearing South 43°01'50" East 102.79 feet; thence South 14°43'55" West 1.22 feet to a point on the East right of way line of said U.S. Highway 40; thence Northwesterly along the arc of a 329.78 foot radius curve through a central angle of 40°30'30" 233.16 feet along said East right of way line with a chord bearing North 35°17'55" West 228.33 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM that portion of the subject property as disclosed by that certain Special Warranty Deed recorded July 6, 2001 as Entry No. 7941537 in Book 8476 at Page 6018, being described as follows:

Beginning at a point on the East right of way line of U.S. Highway 40, said point being 280.09 feet North 00°00'30" West from the Southwest corner of Block 20, Plat "F", SALT LAKE CITY SURVEY, along the West line of said Block 20 and 3.90 feet North 89°59'30" East, said point also being 351.69 feet North 11°19'10" East from the Salt Lake City Street Monument at 1000 East Street and 500 South Street; and running thence Southeasterly along the arc of a 309.58 foot radius curve through a central angle of 02°52'39" 15.55 feet with a chord bearing South 15°07'50" East 15.55 feet; thence Southeasterly along the arc of a 328.28 foot radius curve through a central angle of 03°49'56" 21.96 feet with a chord bearing South 13°21'44" East 21.95 feet; thence Southeasterly along the arc of a 311.58 foot radius curve through a central angle 03°12'35" 17.45 feet with a chord bearing South 22°12'28" East 17.45 feet; thence Southeasterly along the arc of a 347.45 foot radius curve through a central angle of 09°16'17" 56.22 feet with a chord bearing South 27°55'35" East 56.16 feet; thence South 32°33'40" East 31.96 feet; thence Southeasterly along the arc of a 371.55 foot radius curve through a central angle of 12°59'54" 84.29 feet with a chord bearing South 38°05'19" East 84.11 feet; thence Southeasterly along the arc of a 307.94 foot radius curve through a central angle of 06°41'40" 35.98 feet with a chord bearing South 48°27'03" East 35.96 feet; thence Southeasterly along the arc of a 328.28 foot radius curve through a central angle of 06°27'54" 37.04 feet with a chord bearing South 58°20'30" East 37.02 feet; thence Southeasterly along the arc of a 305.94 foot radius curve through a central angle of 06°34'08" 35.08 feet with a chord bearing South 61°59'15" East 35.06 feet to a point on the East right of way line of said U.S. Highway 40; thence Northwesterly along the arc of a 329.78 foot radius curve through a central angle of 58°55'25" 339.15 feet along said East right of way line with a chord bearing North 38°10'22" West 324.40 feet to the point of beginning.

ALSO LESS AND EXCEPTING such portions of the above previously deeded to UTA and described as follows;

Beginning at a point on the East right of way line of U.S. Highway 40, said point being South 1°33'31" East 415.90 feet from the Northwest corner of Lot 5, Block 20, Plat "F", SALT LAKE CITY SURVEY; and running thence North 69°35'22" East 1.12 feet; thence Southeasterly along the arc of a 348.92 foot radius curve through a central angle of 12°33'50" 76.51 feet with a chord bearing South 26°50'01" East 76.36 feet; thence South 32°09'04" East 49.95 feet; thence Southeasterly along the arc of a 313.22 foot radius curve through a central angle of 18°53'18" 103.26 feet with a chord bearing South 43°01'50" East 102.79 feet; thence South 14°43'55" West 1.22 feet to a point on the East right of way line of said U.S. Highway 40; thence Northwesterly along the arc of a 329.78 foot radius curve through a central angle of 40°30'30" 233.16 feet along said East right of way line with a chord bearing North 35°17'55" West 228.33 feet to the point of beginning.

EXHIBIT A
TO
SECURITY INSTRUMENT