

RECORDING REQUESTED BY:
Mountain West REIT, LLC
c/o Taylor Derrick Capital, LLC
2298 W. Horizon Ridge Pkwy #213
Henderson, NV 89052
Loan # 1123

APN: 33-07-400-016 and 33-18-200-015

ORT File 2489801HM-1

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

THIS MODIFICATION OF DEED OF TRUST dated January 2, 2025, is made and executed between **PANORAMA TOWNHOMES, LLC**, a Utah limited liability company (the "Trustor" or "Borrower") and Mountain West REIT, LLC, whose address is 404 N 300 W, Salt Lake City, UT 84103 ("Lender").

Lender and Trustor have entered into a Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing dated December 23, 2024 and recorded in the office of the Salt Lake County Recorder on December 23, 2024 as Entry Number 14328856 in Book 11541 at Page 1212 (the "Deed of Trust").

REAL PROPERTY DESCRIPTION. The Deed of Trust covers the following described real property located in Salt Lake County, State of Utah:

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF.

MODIFICATION. Lender and Borrower hereby modify the Deed of Trust to **encumber additional real property** located in Salt Lake County, State of Utah, more particularly described as follows:

SEE SCHEDULE A-2 ATTACHED HERETO AND MADE A PART HEREOF

CONTINUING VALIDITY. Except as expressly modified above, the terms of the original Deed of Trust shall remain unchanged and in full force and effect. Consent by Lender to this Modification does not waive Lender's right to require strict performance of the Deed of Trust as changed above nor obligate Lender to make any future modifications. Nothing in this Modification shall constitute a satisfaction of the Secured Promissory Note secured by the Deed of Trust (the "Note"). It is the intention of Lender to retain as liable all parties to the Deed of Trust and all parties, makers and endorers to the Note, including accommodation parties, unless a party is expressly released by

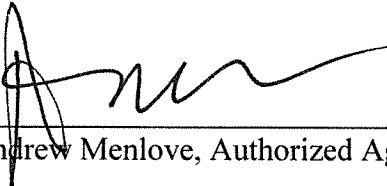
accommodation parties, unless a party is expressly released by Lender in writing. Any maker or endorser, including accommodation makers, if any, shall not be released by virtue of this Modification.

TRUSTOR ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS MODIFICATION OF DEED OF TRUST AND TRUSTOR AGREES TO ITS TERMS.

THIS MODIFICATION OF DEED OF TRUST IS DATED January 2, 2025.

LENDER:

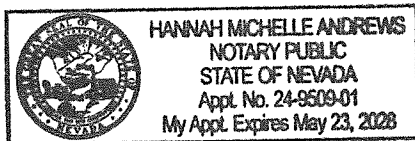
MOUNTAIN WEST REIT, LLC
a Delaware limited liability company



By: Andrew Menlove, Authorized Agent

STATE OF NEVADA }
 } ss.
COUNTY OF CLARK }

The foregoing instrument was ACKNOWLEDGED before me on this 20th day of December, by Andrew Menlove, Authorized Agent of Mountain West REIT, LLC, a Delaware limited liability company.



Notary Public

BORROWER:

PANORAMA TOWNHOMES, LLC,
a Utah limited liability company


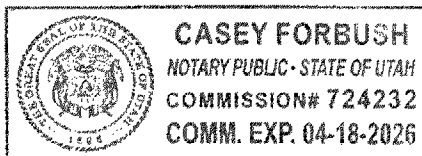
By: DAI MANAGERS, LLC
Its: duly authorized Manager



By: Bryan J. Flamm
Its: duly authorized Manager

STATE OF Utah }
COUNTY OF Salt Lake }

The foregoing instrument was ACKNOWLEDGED before me on this 20th day
of December, by Bryan J. Flamm, duly authorized Manager of
PANORAMA TOWNHOMES, LLC, a Utah limited liability company.


Notary Public

SCHEDULE A

The land referred to in herein is described as follows:

Parcel 1: (33-07-400-016 portion)

NORTHEASTERLY PART OF PARCEL 33-07-400-016 DESCRIPTION

A part of Government Lot 8 of Section 7, Township 4 South, Range 1 West, Salt Lake Base and Meridian, situate in Herriman City, Salt Lake County, Utah, more particularly described as follows:

Beginning at the Southeast Corner of Section 7, Township 4 South, Range 1 West, Salt Lake Base and Meridian; running thence along the Section line N89°17'58"W34.08 feet; thence N51°36'32"W792.96 feet to the easterly line of Lot J, SOUTH HERRIMAN Subdivision recorded May 7, 2013 as Entry Number 11635733 in Book 2013P at Page 77 in the Office of the Salt Lake County Recorder; thence along the easterly line of said Lot J N00°28'11"E 287.42 feet to the southwesterly right-of-way line of Mountain View Corridor as established by UDOT Project No. MP-0182(6); thence along said southwesterly right-of way line the following five (5) courses: (1) N38°04'34"E 100.89 feet; thence (2) N77°14'56"E 33.33 feet; thence (3) thence S42°46'19"E 0.15 feet; thence (4) S51°35'40"E 434.07 feet; thence (5) S60°04'01"E 256.41 feet to the northwest corner of Lot H, of said SOUTH HERRIMAN Subdivision; thence along the westerly line of said Lot H, S00°27'27"W417.86 feet; thence S00°41'11"W51.50 feet to the point of beginning.

SCHEDULE A-1

Parcel 2

SOUTHWESTERLY PART OF PARCEL 33-07-400-016 DESCRIPTION

A part of Government Lot 8 of Section 7, Township 4 South, Range 1 West, Salt Lake Base and Meridian,

situate in Herriman City, Salt Lake County, Utah, more particularly described as follows:

Beginning at a point N89°17'58"W34.08 feet along the section line from the Southeast Corner of Section 7, Township 4 South, Range 1 West, Salt Lake Base and Meridian; running thence along the Section line N89°17'58"W625.54 feet to the southeast corner of Lot J, SOUTH HERRIMAN Subdivision recorded May 7, 2013 as Entry Number 11635733 in Book 2013P at Page 77 in the Office of the Salt Lake County Recorder; thence along the easterly line of said Lot J N00°28'11"E 484.82 feet; thence S51°36'32"E 792.96 feet to the point of beginning.

Parcel 3: (33-18-200-015)

Beginning at the Northeast corner of Section 18, Township 4 South, Range 1 West, Salt Lake Base and

Meridian; thence West 330 feet; thence South 660 feet; thence East 330 feet; thence North 660 feet to the

point of beginning.

AS SURVEYED DESCRIPTION

A part of the Northeast 1/4 of Section 18, Township 4 South, Range 1 West, Salt Lake Base and Meridian, located in Herriman City, Salt Lake County, Utah, being more particularly described as follows:

Beginning at the Northeast Corner of Section 18, Township 4 South, Range 1 West, Salt Lake Base and Meridian; running thence along the Section line S00°54'21"E 663.36 feet; thence N89°12'58"W331.70 feet; thence N00°44'38"W662.83 feet to the Section line; thence along said Section line S89°17'58"E 329.81 feet to the point of beginning.