

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

Wells Fargo Bank, National Association
PO Box 45490
MAC U1228-063
Salt Lake City, Utah 84145-0490
Attn: Jessica Perez
Loan No. 1012777

P.I.N.: 55-757-0003

74206.TF

(Space Above for Recorder's Use)

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

IVORY RIDGE WEST OFFICE, LLC, a Utah limited liability company ("**Borrower**" or "**Trustor**") and WELLS FARGO BANK, NATIONAL ASSOCIATION ("**Lender**") have entered into a Modification Agreement dated of even date herewith ("**Modification Agreement**"), wherein provision is made for (a) amendment of that certain Construction Deed of Trust with Absolute Assignment of Leases and Rents, Security Agreement and Fixture Filing dated December 22, 2014, and executed by Borrower, as Trustor, in favor of WELLS FARGO BANK NORTHWEST, NATIONAL ASSOCIATION, as Trustee, for the benefit of Lender, as Beneficiary, which was recorded on December 30, 2014 as Entry No. 94185:2014 of the official real property records of the Utah County Recorder's Office in the State of Utah ("**Security Instrument**"); and/or (b) amendment of certain obligations secured by the Security Instrument. The Security Instrument encumbers that certain real property described in **Exhibit A** attached hereto and by this reference made a part hereof.

The Security Instrument secures, among other things, that certain Amended and Restated Promissory Note Secured by Deed of Trust of even date herewith, executed by Trustor, as "Borrower", and payable to the order of Lender, in the principal amount of Four Million Four Hundred Ten Thousand Eighty-Five and No/100ths Dollars (\$4,410,085.00) (as the same may be amended, modified, supplemented and/or replaced from time to time, the "**Amended Note**"). All references in the Security Instrument to the "Note" are hereby amended to refer to the Amended Note.

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.

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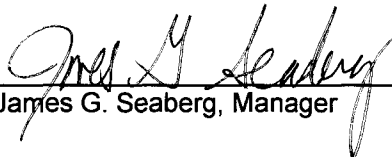
[Signature Pages to Follow]

TRUSTOR'S / BORROWER'S SIGNATURE PAGE:

This MEMORANDUM OF MODIFICATION AGREEMENT AMENDING SECURITY INSTRUMENT AND ADDENDUM TO SECURITY INSTRUMENT is executed by Trustor as of this 6th day of ~~March~~ ^{25 April}, 2016.

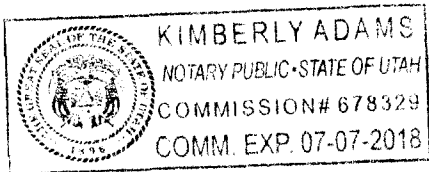
"TRUSTOR / BORROWER"

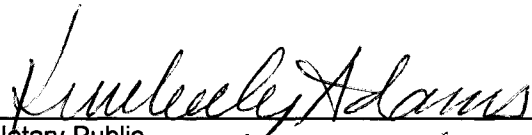
IVORY RIDGE WEST OFFICE, LLC,
a Utah limited liability company,

By: 
James G. Seaberg, Manager

STATE OF UTAH)
COUNTY OF Utah) :ss

The foregoing instrument was acknowledged before me this 25 day of ~~March~~ ^{April}, 2016, by James G. Seaberg, Manager, of Ivory Ridge West Office, LLC, a Utah limited liability company, on behalf of said limited liability company.




Notary Public
Residing at: Ut. County


My commission expires: 7-7-2018

LENDER'S SIGNATURE PAGE:

This MEMORANDUM OF MODIFICATION AGREEMENT AMENDING SECURITY INSTRUMENT AND ADDENDUM TO SECURITY INSTRUMENT is executed by Lender as of this 8th day of March, 2016.

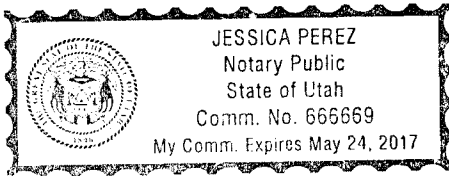
"LENDER"

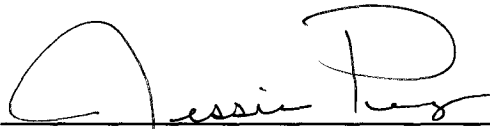
WELLS FARGO BANK, NATIONAL ASSOCIATION

By: 
Erik W. Bengtzen, Vice President

STATE OF UTAH)
)
COUNTY OF Salt Lake) ss

The foregoing instrument was acknowledged before me this 3rd day of May ~~March~~, 2016, by Erik W. Bengtzen, Vice President Wells Fargo Bank, National Association, a national banking association, on behalf of said national banking association.




Notary Public
Residing at: Salt Lake City, UT

My commission expires: May 24, 2017

EXHIBIT A - DESCRIPTION OF PROPERTY

Exhibit A to MEMORANDUM OF MODIFICATION AGREEMENT AMENDING SECURITY INSTRUMENT AND ADDENDUM TO SECURITY INSTRUMENT entered into by IVORY RIDGE WEST OFFICE, LLC, a Utah limited liability company, and WELLS FARGO BANK, NATIONAL ASSOCIATION, dated as of March 8, 2016.

All that certain real property located in the County of Utah, Utah, described as follows:

Lot 3, THE WALK AT IVORY RIDGE PLAT "C", according to the official plat thereof on file and of record in the Utah County Recorder's office.

TOGETHER WITH an undivided interest in the Common Area and Facilities disclosed in the Master Declaration of Covenants, Conditions and Restrictions, and Reservation of Easements for the Ivory Ridge Properties, Swim and Tennis Club recorded November 14, 2006 as Entry No. 152736:2006 of the official records of the County Recorder of Utah County.

Parcel Identification Number: 55-757-0003