

E 2188933 B 4086 P 628-631
RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
8/1/2006 1:28:00 PM
FEE \$24.00 Pgs: 4
DEP eCASH REC'D FOR TITLE WEST TITLE CO - SLC

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER [optional]

B. SEND ACKNOWLEDGMENT TO: (Name and Address)

GENWORTH LIFE INSURANCE COMPANY
707 EAST MAIN STREET
SUITE 1300-A
RICHMOND, VA 23219

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (1a or 1b) - do not abbreviate or combine names

1a. ORGANIZATION'S NAME IG, L.C.				
OR				
1b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX
1c. MAILING ADDRESS 2733 E. PARLEYS WAY, SUITE 300			CITY SALT LAKE CITY	STATE UT
			POSTAL CODE 84109	COUNTRY US
1d. TAX ID #:	SSN OR EIN	ADD'L INFO RE ORGANIZATION DEBTOR	1e. TYPE OF ORGANIZATION LLC	1f. JURISDICTION OF ORGANIZATION UTAH
			1g. ORGANIZATIONAL ID #, if any 2030247-0160	<input type="checkbox"/> NONE

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (2a or 2b) - do not abbreviate or combine names

2a. ORGANIZATION'S NAME				
OR				
2b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX
2c. MAILING ADDRESS			CITY	STATE
			POSTAL CODE	COUNTRY
2d. TAX ID #:	SSN OR EIN	ADD'L INFO RE ORGANIZATION DEBTOR	2e. TYPE OF ORGANIZATION	2f. JURISDICTION OF ORGANIZATION
			2g. ORGANIZATIONAL ID #, if any	<input type="checkbox"/> NONE

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) - insert only one secured party name (3a or 3b)

3a. ORGANIZATION'S NAME GENWORTH LIFE INSURANCE COMPANY				
OR				
3b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX
3c. MAILING ADDRESS 707 EAST MAIN STREET SUITE 1300-A			CITY RICHMOND	STATE VA
			POSTAL CODE 23219	COUNTRY US

4. This FINANCING STATEMENT covers the following collateral:

SEE EXHIBIT "A" ATTACHED HERETO.

Tax ID: 10-196-0001; 10-200-0003; 10-200-0005; 10-200-0007;
10-200-0008; 10-200-0009; 10-196-0012; 10-206-0301
and 10-206-0305

5. ALTERNATIVE DESIGNATION (if applicable):	LESSEE/LESSOR	CONSIGNEE/CONSIGNOR	BAILEE/BAILOR	SELLER/BUYER	AG. LIEN	NON-UCC FILING	
6. <input checked="" type="checkbox"/> This FINANCING STATEMENT is to be filed (for record) (or recorded) in the REAL ESTATE RECORDS. Attach Addendum	7. Check to REQUEST SEARCH REPORT(S) on Debtor(s) (if applicable) [ADDITIONAL FEE]		7. Check to REQUEST SEARCH REPORT(S) on Debtor(s) (optional)		All Debtors	Debtor 1	Debtor 2

8. OPTIONAL FILER REFERENCE DATA

TO BE RECORDED IN THE COUNTY OF DAVIS, STATE OF UTAH

TVA60010

DEBTOR:

IG, L.C.

BK 4086 PG 629

SECURED PARTY:

GENWORTH LIFE INSURANCE COMPANY

Loan No. 100000409

**EXHIBIT A
TO
UCC FINANCING STATEMENT**

A. All fixtures, equipment and articles of property now or hereafter attached to, or used or adapted for use in the ownership, development, operation or maintenance of, the buildings, improvements and below-described real estate ("Property") (whether such items are leased, owned or subject to any title retaining or security instrument, or otherwise used or possessed), including without limitation all heating, cooling, air-conditioning, ventilating, refrigerating, plumbing, generating, power, lighting, laundry, maintenance, incinerating, lifting, cleaning, fire prevention and extinguishing, security and access control, cooking, gas, electric and communication fixtures, equipment and apparatus, all engines, motors, conduits, pipes, pumps, tanks, ducts, compressors, boilers, water heaters and furnaces, all ranges, stoves, disposers, refrigerators and other appliances, all escalators and elevators, all baths and sinks, all cabinets, partitions, mantels, built-in mirrors, window shades, blinds, screens, awnings, storm doors, windows and sash, all carpeting, underpadding, floor covering, paneling and draperies, all furnishings of public spaces, halls and lobbies, and all shrubbery and plants; provided, however, that personal property and trade fixtures owned or supplied by tenants of the Property with the right of removal at the termination of their tenancies shall not be included within the scope of this paragraph.

B. All policies of insurance and all claims, demands or proceeds and monies relating to such insurance or condemnation awards, recoveries or settlements which Debtor now has or may hereafter acquire with respect to the Property, including all advance payments of insurance premiums made by Debtor with respect thereto and all unearned premiums returnable upon cancellation.

C. All of the rents, revenues, issues, royalties, profits and income of the Property now or hereafter payable, and all present and future leases and other agreements, derived from the ownership, use, management, operation, leasing or the occupancy or use of all or any part of the Property, including, without limitation, all cash or security deposits, advance rentals and deposits or payments of similar nature, and all guaranties of tenants' or occupants' performances under such leases and agreements.

D. All general intangibles relating to the development or use of the Property, including without limitation all permits, licenses and franchises, all names under or by which the Property may at any time be operated or known, and all rights to carry on business under any such names or any variant thereof, and all trademarks, trade names, logos and good will in any way relating to the Property.

E. All water stock relating to the Property, all shares of stock or other evidence of ownership of any part of the Property that is owned by Debtor in common with others, and all

DEBTOR:

IG, L.C.

BK 4086 PG 630

SECURED PARTY:

GENWORTH LIFE INSURANCE COMPANY

Loan No. 100000409

documents of membership in any owners' or members' association or similar group having responsibility for managing or operating any part of the Property.

F. All water and water rights pertaining to the Property, and shares or stock evidencing the same, and all deposits made with or other security given to utility companies by Debtor with respect to the Property.

G. All (i) accounts, chattel paper, letter of credit rights, deposit accounts, money, investment property, documents, certificates of title and instruments (whether negotiable or nonnegotiable), contract rights, insurance policies, and all rights to payment of any kind relating to or otherwise arising in connection with or derived from the Property; (ii) refunds, rebates, reserves, deferred payments, deposits, cost savings and payments of any kind due from or payable by (1) any federal, state, municipal or other governmental or quasi-governmental agency, authority or district (individually, a "Governmental Agency"), or (2) any insurance or utility company, in either case relating to any or all of the Property; and (iii) refunds, rebates and payments of any kind due from or payable by any Governmental Agency for any taxes, assessments, or governmental or quasi-governmental charges or levies imposed upon the Debtor with respect to or upon any or all of the Property.

H. All supporting obligations for, additions, accessions, improvements, substitutions and replacements for, products and proceeds of, all of the foregoing.

The Property is located in the County of Davis, State of Utah, and is legally described as follows:

(Parcel 1)

Lots 1A and 12A, LAYTON MARKET CENTER, SUBDIVISION AMENDED, according to the official plat thereof on file and of record in the office of the Davis County Recorder. (10-196-0001 & 10-196-0012)

Lots 3A, 5A, 7A, 8A, and 9A, LAYTON MARKET CENTER SUBDIVISION 2ND AMENDED, according to the official plat thereof on file and of record in the office of the Davis County Recorder. (10-200-0003, 10-200-0005, 10-200-0007, 10-200-0008, 10-200-0009)

Lots 301 and 305, LAYTON MARKET CENTER SUBDIVISION PHASE III, according to the official plat thereof on file and of record in the office of the Davis County Recorder. (10-206-0301, 10-206-0302, 10-206-0303, 10-206-0304, 10-206-0305)

DEBTOR:

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Excepting there from all oil, gas, minerals, and ores situated in, upon, or under the above described tracts of land, together with all rights in connection with or relative to the exploration, mining, removal or sale of the same.

(Parcel 2)

A Non-exclusive rights of way for ingress, egress and parking as created and defined in that certain Operation and Easement Agreement, recorded February 19, 1997 as Entry No. 1305041 in Book 2096 at Page 1354, also by First Amendment to Operation and Easement Agreement, recorded July 14, 1997 as Entry No. 1334336 in Book 2151 at Page 721, also by Second Amendment to Operation Agreement, recorded February 6, 1998 as Entry No. 1379532 in Book 2236 at Page 133.

Tax ID: 10-196-0001
10-200-0003
10-200-0005
10-200-0007
10-200-0008
10-200-0009
10-196-0012
10-206-0301
10-206-0305