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 Gary W. Ott  
 Recorder, Salt Lake County, UT  
 FIRST AMERICAN NCS  
 BY: eCASH, DEPUTY - EF 7 P.

**UCC FINANCING STATEMENT**

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional)
B. E-MAIL CONTACT AT FILER (optional)
C. SEND ACKNOWLEDGEMENT TO: (Name and Address)
Ashanté L. Smith, Esquire Troutman Sanders LLP Post Office Box 1122 Richmond, Virginia 23218

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here  and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

1a. ORGANIZATION'S NAME				
OR <b>TIO MILESTONE JAMES POINTE APARTMENTS INVESTORS, LLC</b>				
1b. INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS		CITY	STATE	POSTAL CODE
c/o Starwood Capital Group Global II, L.P., 591 West Putnam Avenue		Greenwich	CT	06830
				COUNTRY
				USA

2. DEBTOR'S NAME: Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here  and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

2a. ORGANIZATION'S NAME				
OR				
2b. INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
2c. MAILING ADDRESS				
		CITY	STATE	POSTAL CODE
				COUNTRY

3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

3a. ORGANIZATION'S NAME				
OR <b>FEDERAL HOME LOAN MORTGAGE CORPORATION</b>				
3b. INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS				
8200 Jones Branch Drive		CITY	STATE	POSTAL CODE
		McLean	VA	22102
				COUNTRY
				USA

4. COLLATERAL: This financing statement covers the following collateral:

Debtor's interest in all property located on or used or acquired in connection with the operation and maintenance of the real estate described in the attached Exhibit A, including, without limitation, the collateral described on Exhibit B attached hereto and made a part hereof.

Freddie Mac Loan No. 708676847

5. Check <u>only</u> if applicable and check <u>only</u> one box: Collateral is <input type="checkbox"/> held in a Trust (see UCC1Ad, item 17 and Instructions) <input type="checkbox"/> being administered by a Decedent's Personal Representative	
6a. Check <u>only</u> if applicable and check <u>only</u> one box: <input type="checkbox"/> Public-Finance Transaction <input type="checkbox"/> Manufactured-Home Transaction <input type="checkbox"/> A Debtor is a Transmitting Utility	6b. Check <u>only</u> if applicable and check <u>only</u> one box: <input type="checkbox"/> Agricultural Lien <input type="checkbox"/> Non-UCC Filing
7. ALTERNATIVE DESIGNATION (if applicable): <input type="checkbox"/> Lessee/Lessor <input type="checkbox"/> Consignee/Consignor <input type="checkbox"/> Seller/Buyer <input type="checkbox"/> Bailee/Bailor <input type="checkbox"/> Licensee/Licensor	
8. OPTIONAL FILER REFERENCE DATA:	

James Pointe (Local - Salt Lake County, Utah) BPC Loan #: 201634706

International Association of Commercial Administrators (IACA)

FILING OFFICE COPY -UCC FINANCING STATEMENT (FORM UCC1) (Rev. 04/20/11)

FIRST AMERICAN TITLE  
 No. 1002-211e/3 RT

# UCC FINANCING STATEMENT ADDENDUM

## FOLLOW INSTRUCTIONS

9. NAME OF FIRST DEBTOR: Same as line 1a or 1b on Financing Statement; if line 1b was left blank because Individual Debtor name did not fit, check here

9a. ORGANIZATION'S NAME

**TIO MILESTONE JAMES POINTE APARTMENTS INVESTORS, LLC**

OR

9b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

10. DEBTOR'S NAME: Provide (10a or 10b) only one additional Debtor name or Debtor name that did not fit in line 1b or 2b of the Financing Statement (Form UCC1) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name) and enter the mailing address in line 10c

10a. ORGANIZATION'S NAME

OR

10b. INDIVIDUAL'S SURNAME

INDIVIDUAL'S FIRST PERSONAL NAME

INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

10c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

11.  ADDITIONAL SECURED PARTY'S NAME or  ASSIGNOR SECURED PARTY'S NAME: Provide only one name (11a or 11b)

11a. ORGANIZATION'S NAME

**BERKELEY POINT CAPITAL LLC**

OR

11b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

11c. MAILING ADDRESS

One Beacon Street, 14th Floor, Attention:  
Director Loan Servicing

CITY

Boston

STATE

MA

POSTAL CODE

02108

COUNTRY

USA

12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):

13.  This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS (if applicable)

14. This FINANCING STATEMENT:

covers timber to be cut  covers as-extracted collateral  is filed as a fixture filing

15. Name and address of a RECORD OWNER of real estate described in item 16 (if Debtor does not have a record interest):

16. Description of real estate:

See Exhibit A attached hereto and made a part hereof.

17. MISCELLANEOUS:

## EXHIBIT A

### Legal Description

BEGINNING AT A POINT 40.00 FEET PERPENDICULARLY DISTANT WESTERLY FROM THE CENTERLINE OF 725 EAST STREET, SAID POINT BEING SOUTH 92.58 FEET, WEST 2.92 FEET, AND SOUTH 0°01'56" EAST PARALLEL WITH THE CENTERLINE OF 700 EAST STREET 167.14 FEET TO THE NORTH RIGHT OF WAY LINE OF INTERSTATE I-215, FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE WESTERLY ALONG SAID NORTH LINE THE FOLLOWING 4 COURSES (1) NORTH 88°56'00" WEST 418.440 FEET; THENCE (2) NORTH 83°30'55" WEST 427.310 FEET; THENCE (3) NORTH 8°17'01" EAST 25.0 FEET; THENCE (4) NORTH 81°42'59" WEST 322.660 FEET; THENCE NORTH 0°12'43" WEST 136.339 FEET; THENCE SOUTH 89°48'29" EAST 6.600 FEET; THENCE NORTH 0°05'19" WEST 317.992 FEET; THENCE SOUTH 84°35'35" EAST 265.482 FEET; THENCE SOUTH 0°06'34" EAST 133.683 FEET; THENCE SOUTH 84°45'00" EAST 322.059 FEET; THENCE NORTH 3.80 FEET; THENCE SOUTH 86°45'33" EAST 70.99 FEET; THENCE NORTH 2°23'23" EAST 125.889 FEET; THENCE SOUTH 84°35'35" EAST 479.037 FEET; THENCE SOUTH 01°46'52" EAST 474.071 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING TWO (2) TRACTS CONVEYED TO MURRAY CITY:

#### TRACT 1:

PARCEL A: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT WHICH IS NORTH 89°47'07" WEST 1157.05 FEET ALONG THE QUARTER SECTION LINE AND NORTH 00°12'53" EAST 317.53 FEET (ACTUAL = NORTH 89°47'07" WEST 1169.04 FEET ALONG THE QUARTER SECTION LINE AND NORTH 00°12'53" EAST 318.94 FEET) FROM THE MONUMENT FOUND MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 84°35'35" EAST 265.48 FEET, MORE OR LESS; THENCE SOUTH 00°06'34" EAST 14.07 FEET TO A LINE BEING 47.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE CENTER LINE OF 6400 SOUTH STREET; THENCE NORTH 84°35'53" WEST 265.48 FEET, MORE OR LESS, ALONG SAID LINE TO THE WESTERLY BOUNDARY OF SAID TRACT; THENCE NORTH 00°05'19" WEST 14.06 FEET, MORE OR LESS, ALONG SAID LINE TO THE PLACE OF BEGINNING.

#### TRACT 2:

PARCEL B: BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT WHICH IS NORTH 89°47'07" WEST 10.91 FEET ALONG THE QUARTER SECTION LINE AND NORTH 01°46'52" WEST 214.18 FEET (ACTUAL = NORTH 89°47'07" WEST 23.90 FEET ALONG THE QUARTER SECTION LINE AND NORTH 00°12'53" EAST 215.12 FEET) FROM THE MONUMENT FOUND MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND BEING THE SOUTH LINE OF 6400 SOUTH STREET AND THE WEST LINE OF 725 EAST STREET AND RUNNING THENCE SOUTH 00°10'46" EAST 14.07 FEET, MORE OR LESS, ALONG THE EASTERLY BOUNDARY LINE OF SAID TRACT TO A LINE BEING 47.00 FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE CENTER LINE OF 6400 SOUTH STREET; THENCE NORTH 84°35'53" WEST 479.06 FEET, MORE OR LESS, ALONG SAID LINE TO A BOUNDARY LINE; THENCE NORTH 14.06 FEET, MORE OR LESS, ALONG SAID LINE; THENCE SOUTH 84°35'35" EAST 479.02 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

BEING MORE PARTICULARLY DESCRIBED BY SURVEY AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 725 EAST STREET, SAID POINT BEING SOUTH 92.58 FEET, WEST 2.92 FEET AND SOUTH 00°01'56" EAST PARALLEL WITH THE MONUMENT LINE OF 700 EAST STREET 167.14 FEET TO THE NORTH RIGHT OF WAY LINE OF INTERSTATE I-215, FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE WESTERLY ALONG SAID NORTH LINE THE FOLLOWING FOUR (4) COURSES: (1) NORTH 88°56'00" WEST 418.44 FEET; (2) NORTH 83°30'55" WEST 427.31 FEET; (3) NORTH 08°17'01" EAST 25.00 FEET; (4) NORTH 81°42'59" WEST 322.66 FEET; THENCE NORTH 00°12'42" WEST 136.34 FEET; THENCE SOUTH 89°48'29" EAST 6.60 FEET; THENCE NORTH 00°05'19" WEST 303.99 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF WINCHESTER STREET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 84°35'37" EAST 265.49 FEET; THENCE SOUTH 0°06'34" EAST 119.69 FEET; THENCE SOUTH 84°45'00" EAST 322.06 FEET; THENCE NORTH 3.80 FEET; THENCE SOUTH 86°45'33" EAST 70.99 FEET; THENCE NORTH 02°23'23" EAST 111.96 FEET TO SAID SOUTHERLY RIGHT OF WAY LINE; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE SOUTH 84°35'37" EAST 480.06 FEET TO THE WESTERLY RIGHT OF WAY LINE OF 725 EAST STREET; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH 01°46'52" EAST 460.05 FEET TO THE POINT OF BEGINNING.

*Tax Parcel 22-19-426-002-0000*

**FINANCING STATEMENT  
EXHIBIT B**

**(Revised 7-17-2014)**

All of Debtor's present and future right, title and interest in and to all of the following:

- (1) **"Fixtures,"** which means all property owned by Debtor which is attached to the real property described in Exhibit A ("**Land**") and/or the improvements located on the Land ("**Improvements**") ("**Property**" means the Land and/or the Improvements) so as to constitute a fixture under applicable law, including: machinery, equipment, engines, boilers, incinerators and installed building materials; systems and equipment for the purpose of supplying or distributing heating, cooling, electricity, gas, water, air or light; antennas, cable, wiring and conduits used in connection with radio, television, security, fire prevention or fire detection or otherwise used to carry electronic signals; telephone systems and equipment; elevators and related machinery and equipment; fire detection, prevention and extinguishing systems and apparatus; security and access control systems and apparatus; plumbing systems; water heaters, ranges, stoves, microwave ovens, refrigerators, dishwashers, garbage disposers, washers, dryers and other appliances; light fixtures, awnings, storm windows and storm doors; pictures, screens, blinds, shades, curtains and curtain rods; mirrors; cabinets, paneling, rugs and floor and wall coverings; fences, trees and plants; swimming pools; and exercise equipment.
- (2) **"Personalty,"** which means all of the following:
  - (i) Accounts (including deposit accounts) of Debtor related to the Property.
  - (ii) Equipment and inventory owned by Debtor, which are used now or in the future in connection with the ownership, management or operation of the Property or are located on the Property, including furniture, furnishings, machinery, building materials, goods, supplies, tools, books, records (whether in written or electronic form) and computer equipment (hardware and software).
  - (iii) Other tangible personal property owned by Debtor which is used now or in the future in connection with the ownership, management or operation of the Property or is located on the Land or in the Improvements, including ranges, stoves, microwave ovens, refrigerators, dishwashers, garbage disposers, washers, dryers and other appliances (other than Fixtures).
  - (iv) Any operating agreements relating to the Land or the Improvements.
  - (v) Any surveys, plans and specifications and contracts for architectural, engineering and construction services relating to the Land or the Improvements.
  - (vi) All other intangible property, general intangibles and rights relating to the operation of, or used in connection with, the Land or the Improvements, including all governmental permits relating to any activities on the Land and including subsidy or similar payments received from any sources, including a "**Governmental Authority**" (defined as any board, commission, department, agency or body of any municipal, county, state or federal governmental unit, or any subdivision of any of them, that has or acquires jurisdiction over the Property, or the use, operation or improvement of the Property, or over Debtor).

- (vii) Any rights of Debtor in or under any letter of credit required under the terms of the Multifamily Loan and Security Agreement (“**Loan Agreement**”) evidencing and securing the loan secured by this financing statement (“**Loan**”).
- (3) All current and future rights, including air rights, development rights, zoning rights and other similar rights or interests, easements, tenements, rights of way, strips and gores of land, streets, alleys, roads, sewer rights, waters, watercourses and appurtenances related to or benefiting the Land or the Improvements, or both, and all rights-of-way, streets, alleys and roads which may have been or may in the future be vacated.
- (4) All proceeds paid or to be paid by any insurer of the Land, the Improvements, the Fixtures, the Personalty or any other part of the Property, whether or not Debtor obtained the insurance pursuant to Secured Party’s requirement.
- (5) All awards, payments and other compensation made or to be made by any Governmental Authority with respect to the Land, or if Debtor’s interest in the Land is pursuant to a ground lease, the ground lease and the leasehold estate created by such ground lease (“**Leasehold Estate**”), the Improvements, the Fixtures, the Personalty or any other part of the Property, including any awards or settlements resulting from condemnation proceedings or the total or partial taking of the Land, the Improvements, the Fixtures, the Personalty or any other part of the Property under the power of eminent domain or otherwise and including any conveyance in lieu of such a taking.
- (6) All contracts, options and other agreements for the sale of the Land, or the Leasehold Estate, as applicable, the Improvements, the Fixtures, the Personalty or any other part of the Property entered into by Debtor now or in the future, including cash or securities deposited to secure performance by parties of their obligations.
- (7) All “**Rents,**” which means all rents (whether from residential or non-residential space), revenues and other income of the Land or the Improvements, parking fees, laundry and vending machine income and fees and charges for food, health care and other services provided at the Property, whether now due, past due or to become due, and deposits forfeited by tenants, and, if Debtor is a cooperative housing corporation or association, maintenance fees, charges or assessments payable by shareholders or residents under proprietary leases or occupancy agreements, whether now due, past due or to become due.
- (8) All “**Leases,**” which means all present and future leases, subleases, licenses, concessions or grants or other possessory interests in force now or after the date this financing statement is recorded or filed, whether oral or written, covering or affecting the Property, or any portion of the Property (including proprietary leases or occupancy agreements if Debtor is a cooperative housing corporation), and all modifications, extensions or renewals.
- (9) All earnings, royalties, accounts receivable, issues and profits from the Land, the Improvements or any other part of the Property, and all undisbursed proceeds of the Loan.
- (10) All “**Imposition Reserve Deposits,**” which means all amounts deposited by the Debtor in connection with the Loan for (a) hazard insurance premiums or other insurance premiums required by Secured Party, (b) taxes or payments in lieu of taxes, (c) water and sewer charges that could become a lien on the Property, (d) ground rents, and (e) assessments or other charges that could become a lien on the Property.

- (11) All refunds or rebates of Imposition Reserve Deposits by any Governmental Authority or insurance company (other than refunds applicable to periods before the real property tax year in which this financing statement is recorded or filed).
- (12) All tenant security deposits which have not been forfeited by any tenant under any Lease and any bond or other security in lieu of such deposits.
- (13) All names under or by which the Property or any part of it may be operated or known, and all trademarks, trade names, and goodwill relating to any of the Property (subject to the terms of the Loan Agreement).
- (14) All interest rate cap agreements, interest rate swap agreements and other interest rate hedging contracts and agreements, if any (collectively, "**Cap Agreements**"), obtained by Debtor (or obtained by Secured Party in the name of Debtor) pursuant to the Loan Documents (as defined in the Loan Agreement) or as a condition to Secured Party's making the loan that is the subject of such Loan Documents, together with all of the following:
  - (i) Any and all moneys (collectively, "**Cap Payments**") payable from time to time pursuant to any Cap Agreement by the interest rate cap provider or other counterparty to a Cap Agreement, or any guarantor of the obligations of any such cap provider or counterparty ("**Cap Provider**").
  - (ii) All rights of the Debtor under any Cap Agreement, and all rights of the Debtor to all Cap Payments, including contract rights and general intangibles, existing or arising after the date this financing statement is recorded or filed.
  - (iii) All rights, liens and security interests or guarantees existing or following the date this financing statement is recorded, granted by a Cap Provider or any other person to secure or guaranty payment of any Cap Payment.
  - (iv) All documents, writings, books, files, records and other documents arising from or relating to any of the items listed in items 14(i) through (iii), whether existing now or created after the date this financing statement is recorded or filed.
  - (v) All cash and non-cash proceeds and products of any of the items listed in items 14(i) through (iv).
- (15) Reserved.
- (16) All other assets of Debtor, whether now owned or acquired after the date this financing statement is recorded or filed.
- (17) All proceeds from the conversion, voluntary or involuntary, of any of the above into cash or liquidated claims, and the right to collect such proceeds.