

12856184
9/26/2018 12:27:00 PM \$19.00
Book - 10716 Pg - 991-995
ADAM GARDINER
Recorder, Salt Lake County, UT
NATIONAL TITLE AGCY OF UT INC
BY: eCASH, DEPUTY - EF 5 P.

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional)
Doreen Sutherland 515-235-9089

B. E-MAIL CONTACT AT FILER (optional)

C. SEND ACKNOWLEDGMENT TO: (Name and Address)

☐ Principal Real Estate Investors
Attn: Bob Bailey
801 Grand Avenue
Des Moines, IA 50392-1360

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 Cornerstone Title Holder LLC				
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS	CITY		STATE	POSTAL CODE
299 South Main Street, Suite 1900	Salt Lake City		UT	84111
				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 Employers Reassurance Corporation				
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS	CITY		STATE	POSTAL CODE
801 Grand Avenue	Des Moines		IA	50392
				COUNTRY USA

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

See Attached Exhibit A and B.

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: 758222 to be filed with Salt Lake County UT	

FILING OFFICE COPY — UCC FINANCING STATEMENT (Form UCC1) (Rev. 04/20/11)

International Association of Commercial Administrators (IACA)

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

Cornerstone Title Holder 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

OR

11b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

11c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

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 Attached Exhibit A & B.

17. MISCELLANEOUS:

758222 to be filed with Salt Lake County UT

International Association of Commercial Administrators (IACA)

FILING OFFICE COPY — UCC FINANCING STATEMENT ADDENDUM (Form UCC1Ad) (Rev. 04/20/11)

BK 10716 PG 992

EXHIBIT A

LEGAL DESCRIPTION

Loan No. 758222

PARCEL 1:

Beginning at the West quarter corner of Section 23, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running North 0°08'51" East along the section line 483.00 feet; thence South 89°49'13" East 719.21 feet; thence Northeasterly 93.94 feet along the arc of a 835.00 foot radius curve to the left, (center bears North 0° 10'47" East and the long chord bears North 86°57'25" East 93.89 feet with a central angle of 6° 26'45"); thence South 0° 10'47" West 283.28 feet; thence North 89°49'13" West 29.54 feet; thence South 0° 10'47" West 202.54 feet; thence West 783.14 feet along the North line of MILL HOLLOW EST ATES PLAT "F" as recorded with the Salt Lake County Recorder, and along the quarter section line to the point of beginning.

PARCEL 2: (Cottonwood Corporate Center Common Roadway)

A perpetual, non-exclusive right-of way and easement for vehicular and pedestrian ingress and egress, appurtenant to Parcel 1, established pursuant to the provisions of that certain Declaration of Easements, Covenants and Restrictions recorded January 17, 1996 as Entry No. 625907 4 in book 7311 at Page 821 of the official records of the Salt Lake County Recorder, as amended by a First Amendment to Declaration of Easements, Covenants and Restrictions recorded July 3, 1996 as Entry No. 6398547 in Book 7437 at Page 265 of the official records of the Salt Lake County Recorder, by a Second Amendment to Declaration of Easements, Covenants and Restrictions recorded May 2, 1997 as Entry No. 6635821 in Book 7658 at Page 2663 of the official records of the Salt Lake County Recorder, by a Third Amendment to Declaration of Easements, Covenants and Restrictions recorded July 22, 1997 as Entry No. 6696465 in Book 7718 at Page 980 of the official records of the Salt Lake County Recorder, and by a Fourth Amendment to Declaration of Easements, Covenants and Restrictions recorded November 12, 1998 as Entry No. 7152537 in Book 8160 at Page 1199 of the official records of the Salt Lake County Recorder, over the following described property:

Beginning at a point which is North 0° 08'51" East along the section line 447.50 feet and South 89° 49'13" East 50.00 feet from the West quarter corner of Section 23, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 0°08'51" East 71.00 feet; thence South 89° 49'13" East 669.22 feet; thence North 0°10'47" East 12.00 feet to a point of a 787.50 foot radius curve to the left, the chord of which bears North 72° 37'45" East; thence Easterly along the arc of said curve and through a central angle of 35°06'03" a distance of 482.44 feet to a point of tangency; thence North 55° 04'44" East 161.13 feet to a point of a 257.50 foot radius curve to the right, the chord of which bears South 81° 12'57" East; thence Easterly along the arc of said curve and through a central angle of 87°24'39" a distance of 392.84 feet to a point of tangency; thence South 37° 30'37" East 388.28 feet to a point of a 282.50 foot radius curve to the left, the chord of which bears South 57° 30'40" East; thence Southeasterly along the arc of said curve and through a central angle of 40° 00'07" a distance of 197.23 feet to a point of tangency; thence South 77° 30'44" East 203.08 feet; thence South 35° 38'28" East 52.78 feet to the West

right-of way line of 3000 East Street; thence South $12^{\circ} 27'22''$ West along said West line 71.77 feet; thence North $77^{\circ} 30'44''$ West 147.86 feet to a point of a 693.16 foot radius curve to the right, the chord of which bears North $71^{\circ} 09'19''$ West; thence Northwesterly along the arc of said curve and through a central angle of $13^{\circ}28'28''$ a distance of 163.01 feet to a point of a compound curve to the right, the radius point of which is North $22^{\circ}43'23''$ East 377.50 feet; thence Northwesterly along the arc of said curve and through a central angle of $29^{\circ}46'$ a distance of 196.12 feet to a point of tangency; thence North $37^{\circ} 30'37''$ West 388.28 feet to a point of a 162.50 foot radius curve to the left, the chord of which bears North $81^{\circ} 12'57''$ West; thence Westerly along the arc of said curve and through a central angle of $87^{\circ} 24'39''$ a distance of 247.91 feet to a point of tangency; thence South $55^{\circ}04'44''$ West 161.13 feet to a point of a 882.50 foot radius curve to the right, the chord of which bears South $72^{\circ} 37'45''$ West; thence Westerly along the arc of said curve and through a central angle of $35^{\circ} 06'03''$ a distance of 540.64 feet to a point of tangency; thence North $89^{\circ} 49' 13''$ West 441.91 feet; thence North $0^{\circ} 10'47''$ East 12.00 feet; thence North $89^{\circ} 49' 13''$ West 227.27 feet to the point of beginning.

PARCEL 3:

Reciprocal access easements created pursuant to that certain Amended and Restated Agreement Regarding Access dated as of May 30, 2013 by and between Regence BlueCross BlueShield of Utah and Cottonwood Partners Management Ltd., and recorded on May 30, 2013 as Entry No 11652787 in Book 10144 at Page 640 of Official Records.

Said property is also known by the street address of:
2750 East Cottonwood Parkway, Cottonwood Heights, Utah 84121

County Tax Parcel Number(s): 22-23-151-029-0000

UCC EXHIBIT B
Loan No. 758222

**ALL ASSETS OF THE DEBTOR, WHETHER NOW OWNED OR EXISTING OR
HEREAFTER ACQUIRED OR ARISING AND ALL PROCEEDS AND PRODUCTS
THEREOF, INCLUDING, WITHOUT LIMITATION, ALL FIXTURES ON THE REAL
PROPERTY DESCRIBED ON EXHIBIT A ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE.**