

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional)
Madison L. Silvey (314) 231-3332

B. E-MAIL CONTACT AT FILER (optional)
msilvey@sandbergphoenix.com

C. SEND ACKNOWLEDGMENT TO: (Name and Address)

Sandberg Phoenix & von Gontard PC
600 Washington Ave, 15th Floor
St. Louis, MO 63101
Attn: Madison L. Silvey

mt 89407 0834-331-003

13870387 B: 11294 P: 8545 Total Pages: 5
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FINST- FINANCE STATEMENT
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: METRO NATIONAL TITLE
345 EAST BROADWAYSALT LAKE CITY, UT 84111

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
D AIRPORT SLC, LLC

OR

1b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
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1c. MAILING ADDRESS

8762 PRESTON TRACE BOULEVARD	CITY FRISCO	STATE TX	POSTAL CODE 75033	COUNTRY USA
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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
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2c. MAILING ADDRESS

	CITY	STATE	POSTAL CODE	COUNTRY
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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
GREENLAKE REAL ESTATE FINANCE LLC

OR

3b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
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3c. MAILING ADDRESS

1416 EL CENTRO STREET, SUITE 200	CITY SOUTH PASADENA	STATE CA	POSTAL CODE 91030	COUNTRY USA
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4. COLLATERAL: This financing statement covers the following collateral:

See Exhibit A attached hereto and incorporated herein by this reference.

5. Check only if applicable and check only one box. Collateral is held in a Trust (see UCC1Ad, item 17 and Instructions) being administered by a Decedent's Personal Representative

6a. Check only if applicable and check only one box:

Public-Finance Transaction Manufactured-Home Transaction A Debtor is a Transmitting Utility

6b. Check only if applicable and check only one box:

Agricultural Lien Non-UCC Filing

7. ALTERNATIVE DESIGNATION (if applicable): Lessee/Lessor Consignee/Consignor Seller/Buyer Bailee/Bailor Licensee/Licenser

8. OPTIONAL FILER REFERENCE DATA:
14009-00080 - Motel6UT - D Airport SLC, LLC (Record - Salt Lake County, UT)

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

D AIRPORT SLC, 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)

See Exhibit A attached hereto and incorporated herein by this reference.

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 B attached hereto and incorporated herein by this reference.

17. MISCELLANEOUS:

14009-00080 - Motel6UT - D Airport SLC, LLC (Record - Salt Lake County, UT)

EXHIBIT A
COLLATERAL DESCRIPTION

DEBTOR: D AIRPORT SLC, LLC, a Utah limited liability company

SECURED PARTY: GREENLAKE REAL ESTATE FINANCE LLC, a California limited liability company

All of Debtor's right, title, and interest, whether now owned or hereinafter acquired, in and to the following:

(1) the fee interest in the real property described in **Exhibit B** attached hereto and incorporated herein by this reference, together with any greater estate therein as hereafter may be acquired by Debtor (the "**Land**") together with 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 Premises, and all rights-of-way, streets, alleys and roads which may have been or may in the future be vacated and all timber, oil, gas, minerals, mineral interests, royalties, overriding royalties, production payments, net profit interests and other interests and estates in, under and on the Premises and other oil, gas and mineral interests with which any of the foregoing interests or estates are pooled or unitized;

(2) all improvements now owned or hereafter acquired by Debtor, now or at any time situated, placed or constructed upon the Land (the "**Improvements**"; the Land and Improvements are collectively referred to as the "**Premises**");

(3) all personal property of any kind including without limitation materials, supplies, equipment, apparatus and other items of personal property now owned or hereafter acquired by Debtor and now or hereafter attached to, installed in or used in connection with any of the Improvements or the Land, including without limitation 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; (the "**Fixtures**");

(4) all tangible and intangible personal property which is used now or in the future in connection with the ownership, management, or operation of the Premises or are located on the Premises and all goods, accounts, general intangibles, instruments, documents, chattel paper, accounts receivable and all other tangible or intangible personal property of any kind or character, including such items of personal property as defined in the UCC (defined below), now owned or hereafter acquired by Debtor and now or hereafter placed upon, used in connection with, arising from or otherwise related to the Premises including without limitation, inventories, tools, books and records, websites, URLs, blogs, all intellectual property (including without limitation, patents, trademarks, service marks and trade secrets) and social network pages, permits, licenses operating agreements, surveys, plans and specifications (the "**Personalty**");

(5) all earnings, inventory, accounts, cash receipts, deposit accounts, accounts receivable, credit card receivables, payment intangibles, chattel paper (whether electronic or tangible), instruments, documents, promissory notes, royalties, issues, and profits from the Premises, the Fixtures, the Personal Property, or any other part of the Premises and all reserves, escrows or impounds required under the Promissory Note all deposits placed by Debtor with any utility or service provider to the Premises (the "**Income**");

(6) all leases, licenses, concessions, occupancy agreements or other agreements (written or oral, now or at any time in effect) which grant to any Person a possessory interest in, or the right to use, all or any part of the Premises, together with all related security and other deposits all Lease guaranties, letters of credit and any other supporting obligation for any of the Leases given in connection with any of the Leases (the "Leases");

(7) all of the rents, revenues, royalties, income, proceeds, profits, receivables and other benefits paid or payable by to Debtor for using, leasing, licensing possessing, operating from, residing in, selling or otherwise enjoying the Premises or any other assets owned by Debtor (the "Rents");

(8) all contracts, options or other agreements, including without limitation construction contracts, architects' agreements, engineers' contracts, utility contracts, maintenance agreements, management agreements, service contracts, listing agreements, guaranties, warranties, permits, licenses, certificates and entitlements in any way relating to the construction, use, occupancy, operation, maintenance, enjoyment or ownership of the Premises (the "Property Agreements");

(9) all rights, privileges, tenements, hereditaments, rights-of-way, easements, appendages and appurtenances appertaining to the foregoing;

(10) all property tax refunds or rebates (the "Tax Refunds");

(11) all insurance policies, unearned premiums therefor and proceeds from such policies covering any of the above property now or hereafter acquired by Debtor (the "Insurance");

(12) all awards, payments, and other compensation made or to be made by any municipal, state or federal authority with respect to the Premises, the Fixtures, the Personal Property, or any other part of the Premises, including any awards or settlements resulting from any action or proceeding, however characterized or named, relating to any condemnation or other taking, or conveyance in lieu thereof, of all or any part of the Premises, whether direct or indirect, any damage to the Premises caused by governmental action that does not result in a Condemnation Action, or the total or partial taking of the Premises, the Fixtures, the Personal Property, or any other part of the Premises under the power of eminent domain or otherwise and including any conveyance in lieu thereof (the "Condemnation Awards");

(13) the Tax Impound (as defined in the Promissory Note) and any other deposits held by the Secured Party (the "Imposition Deposits") to pay when due (a) any water and sewer charges which, if not paid, may result in a lien on all or any part of the Premises, (b) the premiums for fire and other casualty insurance, liability insurance, rent loss insurance, and such other insurance as Secured Party may require, (c) taxes, assessments, vault rentals, and other charges, if any, general, special, or otherwise, including assessments for schools, public betterments and general or local improvements, which are levied, assessed or imposed by any public authority or quasi-public authority, and which, if not paid, will become a lien on the Premises and (d) amounts for other charges and expenses which Secured Party at any time reasonably deems necessary to protect the Premises, to prevent the imposition of liens on the Premises or otherwise to protect Secured Party's interests, all as reasonably determined from time to time by Secured Party;

(14) all right, title, and interest in and to trademarks that are registered or the subject of pending applications for registration in the United States Patent and Trademark Office, and the applications and registrations thereof, together with the goodwill of the business connected with the use of and symbolized by the trademarks, and all proceeds thereof, including, without limitation, any and all causes of action for infringement thereof and any and all royalties for any licenses thereof; and

(15) all accessions, replacements and substitutions for any of the foregoing and all proceeds thereof (the "Proceeds").

EXHIBIT B
COLLATERAL DESCRIPTION

Beginning at a point which is South 00°11'08" East along the section line 1419.554 feet from the West quarter corner of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and running thence South 0°11'08" East along said Section line 409.00 feet to the North line of North Temple Street; thence North 89°58'38" East along said North line 145.00 feet; thence North 0°11'08" West 242.00 feet; thence North 89°58'38" East 109.10 feet; thence North 0°11'08" West 167.00 feet; thence South 89°58'38" West 254.10 feet to the point of beginning.

Less and excepting therefrom that portion of the subject property as disclosed by those certain Warranty Deed recorded May 24, 2013 as Entry No. 11649013, 11649014, 11649015, 11649016, 11649017, 11649018, 11649019, 11649020, 11649021, 11649022, 11649023, 11649024, 11649025 and 11649026, being described as follows:

A parcel of land in fee, being part of an entire tract of property, incident to the construction of the "Airport Light Rail Transit Project", a Utah Transit Authority project, known as "ALRT", situate in the SW1/4SW1/4 of Section 34, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and described as follows:

Beginning at a point in the Northerly right of way line of North Temple Street and the Southwest corner of said entire tract, which point is 1827.55 feet South 00°04'13" East along the Section line (Record 1,828.55 feet South 00°11'08" East) and 3.68 feet East from the West quarter corner of said Section 34; thence North 00°11'08" West 5.76 feet along the Westerly boundary line of said tract; thence North 89°57'15" East 145.00 feet; thence South 00°11'08" East 5.82 feet along the Easterly boundary line of said tract more or less to the Northerly right of way line of said North Temple; thence South 89°58'38" West 145.00 feet along said right of way line to the point of beginning.