

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional)

B. E-MAIL CONTACT AT FILER (optional)

C. SEND ACKNOWLEDGMENT TO: (Name and Address)

Security Service Federal Credit Union
15000 IH 10 West
San Antonio, Texas 78249
Attn: Commercial Services

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 Renaissance Place, LLC				
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S) SUFFIX	
1c. MAILING ADDRESS 1560 Renaissance Towne Drive, Ste. 104				
	CITY Bountiful	STATE UT	POSTAL CODE 84010	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 <input type="checkbox"/> and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)				
OR	2a. ORGANIZATION'S NAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S) SUFFIX	
2b. INDIVIDUAL'S SURNAME				
2c. MAILING ADDRESS				
	CITY San Antonio	STATE TX	POSTAL CODE 78249	COUNTRY USA

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 SECURITY SERVICE FEDERAL CREDIT UNION				
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S) SUFFIX	
3c. MAILING ADDRESS 15000 IH 10 West				
	CITY San Antonio	STATE TX	POSTAL CODE 78249	COUNTRY USA

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

All of Debtors' right, title, and interest in and to the following, whether presently existing or hereafter created or arising: (a) all furnishings, fixtures, equipment, materials, supplies, goods, and any other personal property now or hereafter located on, attached to, or used in connection with the Real Property (as hereinafter defined) or the construction of any improvements thereon, whether or not stored or located on or off the Real Property; (b) all insurance policies, insurance proceeds, unearned premiums, and condemnation awards with respect to any of the foregoing; and (c) all products and proceeds from any of the foregoing.

As used herein, "Real Property" means the real property located in Davis County, Utah described in Box 16 of the UCC Financing Statement Addendum.

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	<input type="checkbox"/> Agricultural Lien	<input type="checkbox"/> Non-UCC Filing
6b. Check <u>only</u> if applicable and check <u>only</u> one box:				
<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
7. ALTERNATIVE DESIGNATION (if applicable): <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>				
8. OPTIONAL FILER REFERENCE DATA:				

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

Renaissance Place, 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:

**Renaissance Place, LLC
St. George Inn, L.C.**

see Exhibit A

17. MISCELLANEOUS:

EXHIBIT A
To UCC Financing Statement
Debtor: Renaissance Place, LLC
Secured Party: Security Service Federal Credit Union

Item 16: Description of Real Estate

The land referred to is located in Davis County, State of Utah, and is described as follows:

Tax Parcel Numbers: 03-041-0038, 03-255-0005, 03-255-0006, & 03-279-0009

Parcel 1:

Lot 9, contained within Renaissance Towne Centre Commercial Mixed Use Planned Unit Development, Phase 1, Plat 3, as the same is identified in the Record of Survey Map recorded June 22, 2018, as Entry No. 3100679, in Book 7042, at Page 178, of Official Records (as said Plat may have heretofore been amended or supplemented).

Parcel 1A:

TOGETHER WITH a right and easement of use and enjoyment in and to the Common Areas and Private Streets described and provided for in The Declaration of Covenants, Conditions, Easement and Restriction for Renaissance Towne Centre recorded March 28, 2003, as Entry No. 1847201, in Book 3257, at Page 1255, of Official Records (as said Declaration may have heretofore been amended or supplemented).

Parcel 1B:

TOGETHER WITH the beneficial interest in and to the Common Areas and Private Streets created and shown on the Renaissance Towne Centre Commercial Mixed Use Planned Unit Development, Phase 1, Plat 1 Amended Official Plat recorded August 15, 2005, as Entry No. 2096953, in Book 3849, at Page 513, of Official Records (as said Plat may have heretofore been amended or supplemented).

Parcel 1C:

TOGETHER WITH the beneficial interest in and to the Common Areas and Private Streets created and shown on the Renaissance Towne Centre Commercial Mixed Use Planned Unit Development, Phase 1, Plat 3, recorded June 22, 2018, as Entry No. 3100679, in Book 7042, at Page 178, of Official Records (as said Plat may have heretofore been amended or supplemented).

Parcel 1D:

TOGETHER WITH the beneficial interest created in that certain Parking Easement Agreement, recorded November 06, 2018, as Entry No. 3127140, in Book 7135, at Page 855, of Official Records.

Said property is also known by the street address of:
1501 South Renaissance Towne Drive, Bountiful, UT 84010.