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E# 3289099 PG 1 OF 3  
Leann H. Kilts, WEBER COUNTY RECORDER  
30-Jun-23 0127 PM FEE \$40.00 DEP CF  
REC FOR: COTTONWOOD TITLE INSURANCE AGENCY, I  
ELECTRONICALLY RECORDED

## 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)<br><br>[<br>Sidley Austin LLP<br>787 Seventh Avenue<br>New York, New York 10019<br>Attention: Aviva Yakren, Esq.<br>TAX ID: 01-059-0039<br>FILE- 150326- MCF<br>] |

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<br><b>JF Q25 Partners, LLC</b>  |                          |  |                            |                               |                             |                       |
| OR  | 1b. INDIVIDUAL'S SURNAME |  | FIRST PERSONAL NAME        | ADDITIONAL NAME(S)/INITIAL(S) | SUFFIX                      |                       |
| 1c. MAILING ADDRESS<br>c/o J. Fisher Companies, LLC, 1216 W. Legacy Crossing Boulevard, Suite 300 |                          |  | CITY<br><b>Centerville</b> | STATE<br><b>UT</b>            | POSTAL CODE<br><b>84014</b> | COUNTRY<br><b>USA</b> |

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<br><b>UIG BSPI Lender LLC</b>                          |                          |  |                         |                               |                             |                       |
| OR   | 3b. INDIVIDUAL'S SURNAME |  | FIRST PERSONAL NAME     | ADDITIONAL NAME(S)/INITIAL(S) | SUFFIX                      |                       |
| 3c. MAILING ADDRESS<br>c/o Goldman Sachs Bank USA, 200 West Street, 27th Floor |                          |  | CITY<br><b>New York</b> | STATE<br><b>NY</b>            | POSTAL CODE<br><b>10282</b> | COUNTRY<br><b>USA</b> |

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

**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 (consisting of one (1) page) attached hereto and made a part hereof.**

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/Licensor

8. OPTIONAL FILER REFERENCE DATA:

**To be filed with the Office of the Ogden County Recorder (Q25 - Taxable Loan - Deed of Trust)**

**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<br><b>JF Q25 Partners, LLC</b> |        |
| 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 Exhibit A (consisting of one (1) page) attached hereto and made a part hereof for a description of the real property covered hereby.**

17. MISCELLANEOUS:

**EXHIBIT A**

**LEGAL DESCRIPTION**

Lot 1 and Lot 2 of Block 8, Plat B, Ogden City Survey, or more particularly described as:

Beginning at a point which is on the Southeast corner of Block 8, Plat B Ogden City Survey said point being North 01°18'13" East 49.50 feet, and North 88°41'46" West 49.50 feet, from the found monument at the intersection of 25th Street and Quincy Ave. and running thence along the North right-of-way line of 25th Street, North 88°41'46" West 268.96, to the Southwest corner of Lot 2, Block 8 Plat B; thence along the Western line of said Lot 2, North 01°18'23" East 333.89 feet, to the Northwest corner of said Lot 2; thence along the North line of said Lot 2 and Lot 1 of the Block 8, Plat B, South 88°41'30" East 268.94 feet, to the Western right-of-way line of Quincy Ave; thence along said Western right-of-way, South 01°18'13" West 333.87 feet, to the point of beginning.

Located in the Southeast quarter of Section 28, Township 6 North, Range 1 West.

The basis of bearing is North 01°18'13" East 766.74 feet measured between the found monuments at the intersection of 25th Street and Quincy Ave. and the monument at the intersection of 24th Street and Quincy Ave.