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RICHARD T. MAUGHAN  
DAVIS COUNTY, UTAH RECORDER  
3/25/2021 9:16:00 AM  
FEE \$40.00 Pgs: 4  
DEP eCASH REC'D FOR NATIONAL TITLE AGENCY L

**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)
WALKER & DUNLOP, LLC 7501 Wisconsin Avenue, Suite 1200E Bethesda, MD 20814

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 <b>The Hills at Renaissance Apartments, LLC</b>				
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS <b>15 W South Temple, Suite 640</b>		CITY <b>Salt Lake City</b>	STATE <b>UT</b>	POSTAL CODE <b>84101</b>
			COUNTRY <b>USA</b>	

20-44090MB

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 <b>WALKER &amp; DUNLOP, LLC</b>				
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS <b>7501 Wisconsin Avenue, Suite 1200E</b>		CITY <b>Bethesda</b>	STATE <b>MD</b>	POSTAL CODE <b>20814</b>
				COUNTRY <b>USA</b>

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

**ALL PERSONAL PROPERTY DESCRIBED IN EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE, LOCATED ON REAL PROPERTY DESCRIBED IN EXHIBIT "A".**

**The Hills at Renaissance Apartments**  
FHA No.: 105-11117

03-087-0026  
03-278-0001

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 RECORDED IN THE OFFICIAL RECORDS OF DAVIS COUNTY, UTAH**

**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 <b>The Hills at Renaissance Apartments, 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 <b>SECRETARY OF THE U.S. DEPARTMENT OF HOUSING &amp; URBAN DEVELOPMENT</b>
OR
11Eb. INDIVIDUAL'S SURNAME      FIRST PERSONAL NAME      ADDITIONAL NAME(S)/INITIAL(S)      SUFFIX
11c. MAILING ADDRESS      CITY      STATE      POSTAL CODE      COUNTRY
<b>1670 Broadway, 24th Floor      Denver      CO      80202      USA</b>

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 incorporated herein for a description of real property.**

17. MISCELLANEOUS:

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

PARCEL 1:

Lot #1, WOODLAND GARDENS PLAT "D", AMENDING WOODLAND GARDENS PLAT "C" SUBDIVISION, according to the official plat recorded in the office of the Davis County Recorder on November 3, 2017 as Map Filing No. 5833 in Book 6885 at Page 484.

PARCEL 2:

Lot 3, WOODLAND GARDENS, according to the official plat thereof on file and of record in the office of the Davis County Recorder.

Less and Excepting:

Beginning at the Northwesterly corner of Lot 3 of WOODLAND GARDENS SUBDIVISION recorded May 5, 1967 as Entry No. 308759 in Book S at Page 350 in the office of the Davis County Recorder, and running thence South 26°50'30" West 5.50 feet to a point on the Northerly side of a concrete wall; thence South 63°09'30" East 126.00 feet along said Northerly side and Northerly side extended; thence North 26°50'30" East 5.50 feet to the Northeasterly corner of said Lot 3; thence North 63°09'30" West 126.00 feet to the point of beginning.

## EXHIBIT "B"

### COLLATERAL DESCRIPTION

All of the following described property and interests in property:

1. the Fixtures;
2. the Personalty;
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 insurance policies covering the Mortgaged Property, and 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 Mortgaged Property, whether or not Borrower obtained such insurance policies pursuant to Lender's requirement;
5. all awards, payments and other compensation made or to be made by any Governmental Authority with respect to the Land, the Improvements, the Fixtures, the Personalty or any other part of the Mortgaged 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 Mortgaged Property under the power of eminent domain or otherwise and including any conveyance in lieu thereof;
6. all contracts, options and other agreements for the sale of the Land, the Improvements, the Fixtures, the Personalty or any other part of the Mortgaged Property entered into by Borrower now or in the future, including cash or securities deposited to secure performance by parties of their obligations;
7. all proceeds (cash or non-cash), liquidated claims or other consideration from the conversion, voluntary or involuntary, of any of the Mortgaged Property and the right to collect such proceeds, liquidated claims or other consideration;
8. all Rents and Leases;
9. all earnings, royalties, instruments, accounts, accounts receivable, supporting obligations, issues and profits from the Land, the Improvements or any other part of the Mortgaged Property, and all undisbursed proceeds of the Loan and, if Borrower is a cooperative housing corporation, maintenance charges or assessments payable by shareholders or residents;
10. all Imposition Deposits;
11. all refunds or rebates of Impositions by any Governmental Authority or insurance company (other than refunds applicable to periods before the real property tax year in which this Security Instrument is dated);
12. all forfeited tenant security deposits under any Lease;
13. all names under or by which any of the above Mortgaged Property may be operated or known, and all trademarks, trade names, and goodwill relating to any of the Mortgaged Property;
14. all deposits and/or escrows held by or on behalf of Lender under Collateral Agreements; and
15. all awards, payments, settlements or other compensation resulting from litigation involving the Project.