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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
8/10/2022 4:33:00 PM
FEE \$40.00 Pgs: 3
DEP eCASH REC'D FOR STEWART TITLE INS AG

Tax ID# 12-883-0003
1718905

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)
SUNWEST BANK LOAN SERVICING DEPARTMENT 5660 E. FRANKLIN ROAD, STE. 301 NAMPA, ID 83687

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 SYRACUSE PROPERTY HOLDINGS, LLC					
OR	1b. INDIVIDUAL'S SURNAME				
	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX		
1c. MAILING ADDRESS 1178 W LEGACY CROSSING BLVD, STE 100		CITY CENTERVILLE	STATE UT	POSTAL CODE 84014	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 SUNWEST BANK					
OR	3b. INDIVIDUAL'S SURNAME				
	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX		
3c. MAILING ADDRESS 10011 CENTENNIAL PKW., SUITE 45		CITY SANDY	STATE UT	POSTAL CODE 84070	COUNTRY USA

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

Inventory, Fixtures, all of Trustor's present and future right, title and interest in and to all easements, rights, any and all land use entitlements, privileges, improvements, buildings, building materials, fixtures, and appurtenances, to the Subject Property or in any way incident or appertaining to the Subject Property (the "Improvements") which shall include, without limitation, all wiring, plumbing and heating fixtures, appliances and equipment for heating, lighting, refrigeration and air conditioning, alarm systems, safety and life support systems, awnings, window coverings, carpeting and other floor coverings, and all other equipment and fixtures now or hereafter installed in or upon the Subject Property by Trustor and used or for use therein, together with all insurance policies, deposits made with governmental or quasi-governmental entities for land use entitlements or otherwise related to the use or development of the real property described herein and all rights to payment of any kind relating to or arising from the ownership and development of the Subject Property, all licenses, permits, approvals, contracts, agreements, plans and specifications and similar documents pertaining to the development, construction, sale, ownership, management, maintenance and operation of the real property referenced herein, or any part thereof, and construction of improvements thereon, and any guaranties, warranties and agreements regarding the quality of construction or other performance and of the quality of workmanship and supplies, equipment and fixtures supplied to, installed on or incorporated into the

(Continued on attached 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			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:					

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 SYRACUSE PROPERTY HOLDINGS, 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):

Improvements to be constructed upon such real property and all proceeds and products thereof, substitutions therefore and accessions thereto; whether any of the foregoing is owned now or acquired later; all accessions, additions, replacements, and substitutions relating to any of the foregoing; all records of any kind relating to any of the foregoing.

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:

Exhibit "A".

17. MISCELLANEOUS:

EXHIBIT "A" LEGAL DESCRIPTION

File No.: 1718905

The following tract of land in Davis County, Utah:

Lot 2, Briggs & Sons Subdivision, Syracuse City, Davis County, Utah, according to the Official Plat thereof.

Less and Excepting:

Beginning at a point on the South right-of-way line of Antelope Drive (A.K.A. 1700 South Street or SR-108), said point also being the Northwest corner of Lot 2, Briggs & Sons Subdivision as recorded on March 21, 2017 as Entry No. 3009258 in Book 6726 at Page 35 in the Davis County Recorder's Office, which is South 89°59'50" East along the Section Line 786.92 feet and South 00°00'10" West 55.00 feet from the Northwest corner of Section 14, Township 4 North, Range 2 West, Salt Lake Base and Meridian; and running thence South 89°59'50" East along said South right-of-way line of Antelope Drive 119.78 feet; thence South 142.17 feet; thence East 174.78 feet; thence North 70°50'46" East 40.26 feet; thence South 89°56'18" East 53.87 feet to the West line of Lot 4, Syracuse Gateway Phase 2 Commercial Subdivision as recorded on October 30, 2009 as Entry No. 2490308 in Book 4892 at Page 619 in the Davis County Recorder's Office; thence South along said West line and the extension of the West line of Lot 1, Syracuse Gateway Phase 1 Commercial Subdivision as recorded on January 9, 2009 as Entry No. 2420074 in Book 4703 at Page 2814 in the Davis County Recorder's Office a distance of 470.43 feet; thence North 89°59'50" West along said line of Lot 1, and then along the North lines of Sunset Park Villas Plat 'A' recorded September 4, 2009 as Entry No. 2479628 in Book 4854 at Page 270; and also Sunset Park Villas Plat 'B' amended recorded on July 17, 2013 as Entry No. 2754544 in Book 5812 at Page 408 in the Davis County Recorder's Office, a distance of 386.49 feet to the West line of said Lot 2, Briggs & Sons Subdivision; thence North 00°00'10" East along said West line of Lot 2, a distance of 599.43 feet to the point of beginning. (NAD83, rotation is 00°19'49" clockwise)

Tax ID No. 12-883-0003 (shown for informational purposes only)