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BK 8450 PG 318

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RICHARD T. MAUGHAN
DAVIS COUNTY, UTAH RECORDER
03/01/2024 11:25:15 AM
FEE: \$40.00 Pgs: 4
DEP eCASH REC'D FOR: FIRST AMERICAN TITLE
INSURANCE COMPANY - NCS CHICAGO

UCC FINANCING STATEMENT
FOLLOW INSTRUCTIONS

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

B. E-MAIL CONTACT AT SUBMITTER (optional)

C. SEND ACKNOWLEDGMENT TO: (Name and Address)

Robin Freeman
c/o Seyfarth Shaw LLP
560 Mission Street, 31st Floor
San Francisco, CA 94105

SEE BELOW FOR SECURED PARTY CONTACT INFORMATION

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

Monument Health Bountiful, LLC

OR

1b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

1c. MAILING ADDRESS

31752 S Coast Hwy, STE 300

CITY

Laguna Beach

STATE

CA

POSTAL CODE

92651

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

Capital Funding, LLC, its successors and assigns, as Agent on behalf of Lenders

OR

3b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

3c. MAILING ADDRESS

1422 Clarkview Road

CITY

Baltimore

STATE

MD

POSTAL CODE

21209

COUNTRY

USA

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

All assets of Debtor, whether now owned or hereafter acquired, and all proceeds thereof.

See Exhibit A 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 Davis County, Utah Recorder

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

Monument Health Bountiful, 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):

Monument Real Estate Bountiful, LLC
31752 S Coast Hwy, STE 300
Laguna Beach, CA 92651

16. Description of real estate:

See Exhibit B attached hereto and made a part hereof.

17. MISCELLANEOUS:

To be filed with the Davis County, Utah Recorder

**UCC FINANCING STATEMENT
EXHIBIT A**

DEBTOR:

Monument Health Bountiful, LLC
31752 S Coast Hwy, STE 300
Laguna Beach, CA 92651

SECURED PARTY:

Capital Funding, LLC
1422 Clarkview Road
Baltimore, MD 21209

COLLATERAL

The "Collateral" means and includes all assets of each Tenant (other than Operator) including, but not limited to each such Tenant's right, title and interest in and to any and all of the following assets now owned or hereafter acquired: (i) to the extent permitted by applicable law, any skilled nursing facility license and/or assisted living facility license, and/or any other healthcare or long term care license (collectively, the "License") for the Facility; (ii) to the extent permitted by applicable law, all Medicare and Medicaid provider agreements associated with the operation of the Facility together with all replacements or proceeds thereof (the "Provider Agreements"); (iii) the Certificates of Need, if any, with respect to the Facility; (iv) all of Tenants' deposit accounts relating to the Facility, as such term is defined in the Uniform Commercial Code; (v) all of Tenants' goods, furniture, furnishings, objects of art, machinery, tools, supplies, appliances, general intangibles, inventory, instruments, investment property, contract rights, franchises, licenses, certificates, permits, fixtures, chattel, chattel paper, equipment, building materials and supplies, and all other personal property of any kind or character whatsoever as defined in and subject to the provisions of the Uniform Commercial Code, whether tangible or intangible, which are now or hereafter owned by any Tenant and which are located within or about the Property and used solely in the operation of the Facility, and in all plans and specifications, surveys, documents, books, records and the like relating to the Property, together with all accessories, replacements and substitutions thereto or therefore and the proceeds thereof (the "Personal Property"); (vi) all Accounts (as defined in the Loan Agreement): (A) the Provider Agreements, (B) agreements with or on behalf of patients or residents of the Property, (C) other similar contracts relating to the Property (or any proceeds thereof) or (D) other rights of Tenants to receive payment of any kind with respect to the Property (collectively, the "Accounts Receivable"); and (vii) any and all proceeds of each of the foregoing.

All capitalized terms not otherwise defined herein shall have the meanings ascribed to them in that certain Subordination, Attornment and Security Agreement (the "Agreement"), made as of February 1, 2024 by and among Monument Real Estate Bountiful, LLC, a Utah limited liability company, as Landlord under the Lease, and the Debtor, in favor of Secured Party, its successors and assigns, as such Agreement may be modified or amended from time to time, covering certain improved real property located in the County of Davis, State of Utah (with a legal description as set forth in Exhibit B attached hereto) (the "Property").

**UCC FINANCING STATEMENT
EXHIBIT B**

DEBTOR:

Monument Health Bountiful, LLC
31752 S Coast Hwy, STE 300
Laguna Beach, CA 92651

SECURED PARTY:

Capital Funding, LLC
1422 Clarkview Road
Baltimore, MD 21209

LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE EAST LINE OF 500 WEST STREET AND THE NORTH LINE OF 2600 SOUTH STREET WHICH POINT IS NORTH 0°05' WEST 33.00 FEET ALONG THE CENTER LINE OF 500 WEST STREET AND SOUTH 89°55'10" EAST 33.0 FEET FROM THE DAVIS COUNTY MONUMENT MARKING THE CENTERLINE INTERSECTION OF 500 WEST STREET AND 2600 SOUTH STREET, WHICH POINT IS ALSO DESCRIBED AS SOUTH 63°57'30" WEST 239.87 FEET AND NORTH 0°05'30" WEST 1989.40 FEET AND NORTH 0°05" WEST 33.0 FEET AND SOUTH 89°55'10" EAST 33.0 FEET FROM THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, IN THE CITY OF BOUNTIFUL AND RUNNING THENCE SOUTH 89°55'10" EAST 434.76 FEET ALONG THE NORTH LINE OF 2600 SOUTH STREET; THENCE NORTH 0°43'10" WEST 512.10 FEET TO THE SOUTH LINE OF VALERIE SUBDIVISION AT A POINT 272.80 FEET EAST OF THE SECTION LINE; THENCE SOUTH 89°34'51" WEST 429.08 FEET ALONG THE SOUTH LINE OF THE SUBDIVISION AND THE SOUTH LINE EXTENDED TO THE EAST LINE OF 500 WEST STREET; THENCE SOUTH 0°05' EAST 508.31 FEET TO THE POINT OF BEGINNING.

For Information Only:

Address: 460 West 2600 South, Bountiful, UT 84010

Tax Parcel No. 05-003-0086