

ENT 48232 : 2024 PG 1 of 5
ANDREA ALLEN
UTAH COUNTY RECORDER
2024 Jul 19 02:16 PM FEE 40.00 BY MG
RECORDED FOR Cottonwood Title Insurance
ELECTRONICALLY RECORDED

UCC FINANCING STATEMENT File:163040-JVP
FOLLOW INSTRUCTIONS APN: 24-044-0001,24-044-0004 and 24-044-0015

A. NAME & PHONE OF CONTACT AT FILER (optional) ROCH SCHMITZ
B. E-MAIL CONTACT AT FILER (optional)
C. SEND ACKNOWLEDGMENT TO: (Name and Address) First National Bank of Omaha Commercial Mortgage Loans 1620 Dodge Street, SC 1065 Omaha, Nebraska 68197

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 GLH Industrial BLDG 1, LLC				
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS 1245 E. Brickyard Rd., Suite 70 CITY Salt Lake City STATE UT POSTAL CODE 84106 COUNTRY USA				
2. DEBTOR'S NAME: Provide only <u>one</u> 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)				
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 <u>one</u> Secured Party name (3a or 3b)				
3a. ORGANIZATION'S NAME First National Bank of Omaha				
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY 1620 Dodge Street, SC 1065 Omaha NE 68197 USA				

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

SEE EXHIBIT A FOR A DESCRIPTION OF THE COLLATERAL AND EXHIBIT B FOR A DESCRIPTION OF THE REAL ESTATE COVERED HEREBY.

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:

6b. Check only if applicable and check only one box:

Public-Finance Transaction Manufactured-Home Transaction A Debtor is a Transmitting Utility

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:

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

GLH Industrial BLDG 1, 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):

GLH Industrial BLDG 1, LLC
1245 E. Brickyard Rd., Suite 70
Salt Lake City, Utah 84106

16. Description of real estate:

See Attached Exhibit "B"

17. MISCELLANEOUS:

EXHIBIT "A"

The collateral consists of the real estate described on Exhibit "B" attached hereto and by this reference incorporated herein (the "Property"), together with the following to the extent that such collateral is deemed governed by the Uniform Commercial Code:

- (a) All Accounts and all Goods whose sale, lease or other disposition by the Debtor has given rise to Accounts and have been returned to, or repossessed or stopped in transit by, the Debtor, or rejected or refused by an Account Debtor;
- (b) All Inventory, including, without limitation, raw materials, work-in-process and finished goods;
- (c) All Goods (other than Inventory), including, without limitation, embedded software, Equipment, vehicles, furniture and Fixtures;
- (d) All Software and computer programs;
- (e) All Deposit Accounts;
- (f) All Chattel Paper, Electronic Chattel Paper, Instruments, Documents, Investment Property, Letter of Credit Rights, all proceeds of letters of credit, health care insurance Receivables, Supporting Obligations, notes secured by real estate, Commercial Tort Claims and General Intangibles, including Payment Intangibles;
- (g) All books and records evidencing or relating to any of the foregoing;
- (h) All insurance policies and proceeds insuring the foregoing property or any part thereof, including unearned premiums;
- (i) all structures, buildings and improvements of every kind and description now existing or at any time hereafter located or placed on the Property (the "Improvements");
- (j) all machinery, appliances, apparatus, equipment and fixtures now or hereafter located in, upon or under the Property or the Improvements, or any part thereof, and used or usable in connection with any present or future operation thereof, and all additions thereto and replacements therefore, and owned by the Debtor or in which Debtor now has or hereafter acquires an interest;
- (k) all articles of personal property and any additions to, substitutions for, changes in or replacements of the whole or any part thereof, including, without limitation, all equipment, furniture and furnishings, now or at any time hereafter affixed to, attached to, placed upon or used in any way in connection with the use, enjoyment, occupancy or operation of the Property or the Improvements, or any portion thereof, and owned by the Debtor or in which Debtor now has or hereafter acquires an interest;

- (l) all of the rents, royalties, issues and profits of the Property and the Improvements, or arising from the use or enjoyment of all or any portion thereof or from any lease, license, concession, occupancy agreement or other agreement pertaining thereto and all right, title and interest of Debtor in and to all leases, licenses and occupancy agreements of the Property or of the Improvements now or hereafter entered into and all right, title and interest of Debtor thereunder, including, without limitation, cash or securities deposited thereunder to secure performance by tenants, lessees or licensees, as applicable, of their obligations thereunder;
- (m) all goods, building materials and supplies now or hereafter placed on the Property or in the Improvements;
- (n) all contract rights, general intangibles, chattel paper, documents, instruments, equipment and books and records relating to any of the foregoing;
- (o) all replacements, additions, substitutions or renewals of the foregoing and all other greater rights and interests of every nature in the Property and the Improvements and in the possession or use thereof and income therefrom, whether now owned or subsequently acquired by Debtor; and
- (p) all proceeds of the conversion, voluntary or involuntary, of any of the foregoing into cash or liquidated claims, including, without limitation, proceeds of insurance and condemnation awards.

EXHIBIT "B"
Legal Description

Lot 1, GLH INDUSTRIAL PARK SUBDIVISION - PHASE 1, according to the official plat thereof as recorded on July 12, 2024 as Entry No. 46499:2024 in the office of the Utah County Recorder.