

**UCC FINANCING STATEMENT**

FOLLOW INSTRUCTIONS

|   |
|---|
| A. NAME & PHONE OF CONTACT AT FILER (optional)<br><b>Gina Blanchard</b>   |
| B. E-MAIL CONTACT AT FILER (optional)<br><b>gina.blanchard@pi.bank</b>  |
| C. SEND ACKNOWLEDGMENT TO: (Name and Address)<br><b>PEOPLE'S INTERMOUNTAIN BANK<br/>33 E MAIN<br/>AMERICAN FORK, UT 84003</b> |

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>TERRIBLE HERBST WASHINGTON UT, LLC</b> |                          |                               |                    |                             |                       |
| OR   | 1b. INDIVIDUAL'S SURNAME |                               |                    |                             |                       |
|  | FIRST PERSONAL NAME      | ADDITIONAL NAME(S)/INITIAL(S) | SUFFIX             |                             |                       |
| 1c. MAILING ADDRESS<br><b>159 S 400 W</b>                            |                          | CITY<br><b>ST GEORGE</b>      | STATE<br><b>UT</b> | POSTAL CODE<br><b>84770</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>PEOPLE'S INTERMOUNTAIN BANK</b> |                          |                               |                    |                             |                       |
| OR  | 3b. INDIVIDUAL'S SURNAME |                               |                    |                             |                       |
|   | FIRST PERSONAL NAME      | ADDITIONAL NAME(S)/INITIAL(S) | SUFFIX             |                             |                       |
| 3c. MAILING ADDRESS<br><b>33 E MAIN</b>                       |                          | CITY<br><b>AMERICAN FORK</b>  | STATE<br><b>UT</b> | POSTAL CODE<br><b>84003</b> | COUNTRY<br><b>USA</b> |

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

**ALL FURNITURE, FIXTURES, AND EQUIPMENT; 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**

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  Agricultural Lien  Non-UCC Filing

6b. Check only if applicable and check only one box:  Sale/Buyer  Bailee/Bailor  Licensee/Licensor

7. ALTERNATIVE DESIGNATION (if applicable):  Lessee/Lessor  Consignee/Consignor  Seller/Buyer  Bailee/Bailor  Licensee/Licensor

8. OPTIONAL FILER REFERENCE DATA:  
**TERRIBLE HERBST WASHINGTON, UT LLC**

**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>TERRIBLE HERBST WASHINGTON UT, LLC</b> |        |
| OR<br>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<br>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<br>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<br><br><b>EXHIBIT "A"<br/>PARCEL W-209-D-1</b> |
|---|---|

17. MISCELLANEOUS:  
**TERRIBLE HERBST WASHINGTON UT, LLC**

**EXHIBIT A  
PROPERTY**

**PARCEL 1:**

Beginning at a point that lies North 01°06'01" East 1201.08 feet and North 90°00'00" West 201.50 feet, from the South Quarter Corner of Section 12, Township 42 South, Range 15 West, Salt Lake Base and Meridian, Washington City, Washington County, Utah, and running thence North 18°10'01" West 259.49 feet to the South right-of-way line of Commerce Boulevard (also known as 1100 East Street), thence along said right-of-way the following five (5) courses and distances: 1 - easterly along a 1460.00 foot radius non-tangent curve to the right, (long chord bears North 73°03'16" East a distance of 63.30 feet, center point lies South 18°11'16" East), through a central angle of 02°29'04" a distance of 63.30 feet; 2 - North 78°44'25" East 141.98 feet; 3 - North 15°42'12" West 0.47 feet; 4 - North 74°17'54" East 155.52 feet; 5 - easterly along a 55.50 foot radius curve to the right, (long chord bears South 78°16'32" East a distance of 51.13 feet, center point lies South 15°42'07" East), through a central angle of 54°51'11" a distance of 53.13 feet to a point on West right-of-way of Washington Parkway, thence along said right-of-way the following five (5) courses and distances: 1 - southeasterly along a 129.50 foot radius reverse curve to the left, (long chord bears South 58°34'10" East a distance of 34.79 feet, center point lies North 39°09'04" East), through a central angle of 15°26'28" a distance of 34.90 feet; 2 - southeasterly along a 85.50 foot radius reverse curve to the right, (long chord bears South 40°59'44" East a distance of 73.06 feet, center point lies South 23°42'36" West), through a central angle of 50°35'20" a distance of 75.49 feet; 3 - South 15°42'04" East 83.89 feet; 4 - South 74°17'56" West 7.00 feet; 5 - South 15°42'04" East 51.00 feet; then leaving said right-of-way and running South 74°17'06" West 442.46 feet to the point of beginning.

**PARCEL 2:**

**A Non-Exclusive Right of Way Easement for Ingress, Egress, Drainage and Utilities across property described more particularly described as:**

**A right-of-way with varying widths, as defined by and in the unrecorded Second Amended and Restated Ground Lease Agreement dated effective October 11, 2018, as disclosed by Memorandum of Lease, dated October 11, 2018, recorded October 12, 2018, as Doc. No. 20180041425, Official Washington County Records, located in the Southwest Quarter of Section 12, Township 42 South, Range 15 West, Salt Lake Base and Meridian, Washington County, Utah; also**

**A Non-Exclusive Right of Way Easement for Ingress, Egress, Drainage and Utilities across property described more particularly described as:**

**A right-of-way with varying widths, as defined by and in the unrecorded Second Amended and Restated Ground Sublease Agreement dated effective October 12, 2018, as disclosed by Memorandum of Sublease, dated October 12, 2018, recorded October 15, 2018, as Doc. No. 20180041572, Official Washington County Records, located in the Southwest Quarter of Section**

12, Township 42 South, Range 15 West, Salt Lake Base and Meridian, Washington County, Utah;

Said Non-Exclusive Right of Way Easement is further described as follows:

Beginning at a point on the south right-of-way line of Commerce Boulevard, said point lies thence North  $01^{\circ}06'01''$  East along the section line 1442.17 feet and North  $88^{\circ}53'59''$  West 287.09 feet, from the South Quarter Corner said Section 12; Running thence South  $18^{\circ}10'01''$  East 259.49 feet; thence South  $74^{\circ}17'42''$  West 15.99 feet; thence North  $18^{\circ}10'02''$  West 165.07 feet; thence North  $39^{\circ}15'50''$  West 25.00 feet; thence North  $18^{\circ}09'50''$  West 49.69 feet; thence northwesterly along a 20.00 foot radius non-tangent curve to the left, (long chord bears North  $64^{\circ}04'15''$  West a distance of 28.73 feet, center point lies South  $71^{\circ}50'10''$  West), through a central angle of  $91^{\circ}48'50''$  a distance of 32.05 feet to said south right-of-way line, thence along said line and easterly along a 1460.00 foot radius reverse curve to the right, (long chord bears North  $70^{\circ}55'02''$  East a distance of 45.61 feet, center point lies South  $19^{\circ}58'40''$  East), through a central angle of  $01^{\circ}47'24''$  a distance of 45.61 feet the point of beginning.