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 RASHELLE HOBBS
 Recorder, Salt Lake County, UT
 COTTONWOOD TITLE
 BY: eCASH, DEPUTY - EF 3 P.

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) TARA STUFLICK (320) 650-1365
B. E-MAIL CONTACT AT FILER (optional) TARAS@STEARNSBANK.COM
C. SEND ACKNOWLEDGMENT TO: (Name and Address) <div style="border: 1px solid black; padding: 5px;"> <p>STEARNS BANK NATIONAL ASSOCIATION 4191 SO 2ND ST PO BOX 7338 ST CLOUD, MN 56302</p> <p><i>109748-CAF TIN 28-29-377-020</i></p> </div>

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 JF PEAK PARTNERS, LLC				
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS 1148 W LEGACY CROSSING BLVD #400		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 STEARNS BANK NATIONAL ASSOCIATION				
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS 4191 SO 2ND ST, PO BOX 7338		CITY ST CLOUD	STATE MN	POSTAL CODE 56302
			COUNTRY USA	

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

All Fixtures; 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

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/Licenser

8. OPTIONAL FILER REFERENCE DATA:
70011294-1

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
JF PEAK PARTNERS, 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):

16. Description of real estate:

EXHIBIT A.

17. MISCELLANEOUS:

**EXHIBIT A
PROPERTY DESCRIPTION**

Beginning at a point on a fence line and the West line of the CAROL LEE SUBDIVISION, said point also being North 89°59'55" West along the section line 114.18 feet and North 104.41 feet from the South quarter corner of Section 29, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence North 89°18'54" West along said fence line and the extension thereof 318.88 feet to a point on the East right of way of South Fort Street; thence North 05°39'57.8" East along said right of way 226.61 feet; thence North 86°00'34.1" East 182.29 feet; thence North 00°58'42.0" West for a distance of 27.8750 feet; thence North 50°14'50.5" East 3.36 feet; thence North 00°00'00.0" East 9.12 feet; thence North 72°27'49" East for a distance of 118.01 feet to a point on the West line of said subdivision; thence South 00°00'00.0" West along the West line of said subdivision 316.70 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM the following:

That portion conveyed to Draper City, a municipal corporation by Deed of Dedication and Acceptance recorded January 22, 2019 as Entry No. 12922257 in Book 10747 at Page 3176 and described as follows:

Beginning at a point on a fence line, said point also being North 89°59'55" West along the section line 422.84 feet and North 108.096 feet from the South quarter corner of Section 29, Township 3 South, Range 1 East, Salt Lake Base and Meridian; thence North 89°18'54" West for a distance of 10.19 feet to a point on a line; thence North 05°39'58" East for a distance of 226.61 feet to a point on a line; thence North 86°00'34" East for a distance of 10.16 feet to a point on a line; thence South 05°37'53" West for a distance of 227.43 feet to the point of beginning.

Described by the Salt Lake County Recorder as follows:

Commencing North 04° East 78.5 feet from the Southwest corner of Block 10A, Draperville and running thence North 04° East 198 feet; thence North 75°45' East 296.58 feet; thence South 270.51 feet; thence West 301.22 feet to the point of beginning.

ALSO: Beginning at a point on the East line of Fort Street and the East line of Block 10A, Draperville, said point being South 04°30'22" West along said East line (as determined from street improvements) 575.881 feet from the Northwest corner of said Block 10A, said Northwest corner being North 89°29'38" West along the 12400 South Street monument line 47.018 feet and South 00°32'22" West 41.25 feet from a Salt Lake County monument line in the intersection of said 12400 South Street and 980 East Street; thence North 85°21'56" East 86.87 feet; thence South 68°11'22" West 95.684 feet to said East line of Fort Street; thence North 04°30'22" East along said East line 28.62 feet to the point of beginning.

ALSO LESS AND EXCEPTING THEREFROM the following:

Beginning at a point on the East line of Fort Street and the East line of Block 10A, Draperville, said point being South 04°30'22" West along said East line (as determined from street improvements) 575.881 feet and North 85°21'56" East along the 12400 South Street monument line 86.87 feet from the Northwest corner of said Block 10A, Draperville; thence North 68°11'22" East 94.20 feet; thence South 00°58'42" East 27.875 feet; thence South 85°21'56" West 88.221 feet to the point of beginning.

TOGETHER WITH that portion of the vacated street on the West.

Tax Id No.: 28-29-377-020