



13168717
 1/13/2020 1:38:00 PM \$40.00
 Book - 10884 Pg - 1750-1754
 RASHELLE HOBBS
 Recorder, Salt Lake County, UT
 FIRST AMERICAN NCS
 BY: eCASH, DEPUTY - EF 5 P.

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS **FATCO NCS 91180-ai**

A. NAME & PHONE OF CONTACT AT FILER (optional)
B. E-MAIL CONTACT AT FILER (optional)
C. SEND ACKNOWLEDGMENT TO: (Name and Address)
<input type="checkbox"/> Gretchen S. Barnes Cable Huston LLP 1455 SW Fifth Avenue, Suite 1500 Portland, OR 97201

**FIRST AMERICAN TITLE CO.
 ACCOMMODATION RECORDING ONLY**

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 LANDMARK 14 LLC				
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS 1505 S. Redwood Road		CITY Salt Lake City	STATE UT	POSTAL CODE 84130
			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 JACKSON NATIONAL LIFE INSURANCE COMPANY				
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS c/o PPM America, 225 W. Wacker Dr., #1200		CITY Chicago	STATE IL	POSTAL CODE 60606
			COUNTRY USA	

4. COLLATERAL: This financing statement covers the following collateral:
See Exhibit A attached hereto and by this reference incorporated herein.

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:
PPM Loan No. 1905101

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 LANDMARK 14 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:
See Exhibit B attached hereto and by this reference incorporated herein.

17. MISCELLANEOUS:

EXHIBIT A

(a) All fixtures and articles of property now or hereafter attached to, located on, or used or adapted for use in the operation of, the real property and improvements thereon located in Salt Lake County, Utah, and more particularly described on Exhibit B (the "Property") (whether such items are leased, owned absolutely or subject to any title retaining, conditional sales contract, or security instrument, or otherwise used or possessed, but excluding those items owned by tenants, in accordance with their leases), all existing and future appurtenances, privileges, easements, franchises and tenements of the Property, including all minerals, oil, gas, other hydrocarbons and associated substances, sulfur, nitrogen, carbon dioxide, helium and other commercially valuable substances which may be in, under or produced from any part of the Property, all development rights and credits, air rights, water, water rights (whether riparian, appropriative or otherwise, and whether or not appurtenant) and water stock, and any Property lying in the streets, roads or avenues, open or proposed, in front of or adjoining the Property;

(b) all existing and future leases, subleases, subtenancies, licenses, occupancy agreements and concessions (including all Leases (as defined in the Loan Documents)) relating to the use and enjoyment of all or any part of the Property, and any and all guaranties and other agreements relating to or made in connection with any of such Leases;

(c) all goods, materials, supplies, chattels, furniture, fixtures, equipment and machinery now or later to be attached to, placed in or on, or used in connection with the use, enjoyment, occupancy or operation of all or any part of the Property, whether stored on the Property or elsewhere, including all pumping plants, engines, pipes, ditches and flumes, and also all gas, electric, cooking, heating, cooling, air conditioning, lighting, refrigeration and plumbing fixtures and equipment, all of which shall be considered to the fullest extent of the law to be real property for purposes of this Security Instrument;

(d) all building materials, equipment, work in process or other personal property of any kind, whether stored on the Property or elsewhere, which have been or later will be acquired for the purpose of being delivered to, incorporated into or installed in or about the Property;

(e) all of Debtor's interest in and to the Loan funds, whether disbursed or not, an escrow accounts and any of Debtor's funds now or later to be held by or on behalf of Secured Party;

(f) all rights to the payment of money, accounts, accounts receivable, reserves, deferred payments, refunds, cost savings, payments and deposits, whether now or later to be received from third parties (including all earnest money sales deposits) or deposited by Debtor with third parties (including all utility deposits), contract rights, development and use rights, governmental permits and licenses, applications, architectural and engineering plans, specifications and drawings, as-built drawings, chattel paper, instruments, documents, promissory notes and drafts (whether tangible or electronic), and letters of credit (other than letters of credit in favor of Secured Party), which arise from or relate to construction on the Property or to any business now or later to be conducted on it, or to the Property generally;

(g) all proceeds, including all claims to and demands for them, of the voluntary or involuntary conversion of any of the Property or the other property described above into cash or liquidated claims, including proceeds of all present and future fire, hazard or casualty insurance policies and all condemnation awards or payments now or later to be made by any public body or decree by any court of competent jurisdiction for any taking or in connection with any condemnation or eminent domain proceeding, and all causes of action and their proceeds for any damage or injury to the Property or the other property described above or any part of them, or breach of warranty in connection with the construction of the Property, including causes of action arising in tort, contract, fraud or concealment of a material fact;

(h) all books and records pertaining to any and all of the property described above, including computer-readable memory and any computer hardware or software necessary to access and process such memory;

(i) (i) all agreements heretofore or hereafter entered into relating to the construction, ownership, operation, management, leasing or use of the Property; (ii) any and all present and future amendments, modifications, supplements, and addenda to any of the items described in clause (i) above; (iii) any and all guarantees, warranties and other undertakings (including payment and performance bonds) heretofore or hereafter entered into or delivered with respect to any of the items described in clauses (i) through (ii) above; (iv) all trade names, trademarks, logos and other materials used to identify or advertise, or otherwise relating to the Property; and (v) all building permits, governmental permits, licenses, variances, conditional or special use permits, and other authorizations now or hereafter issued in connection with the construction, development, ownership, operation, management, leasing or use of the Property, to the fullest extent that the same or any interest therein may be legally assigned by Debtor;

(j) all income, consideration, issues, accounts, investment property, deposit accounts, profits or benefits of any nature arising from the ownership, possession, use or operation of the Property including all revenues, receipts, income, receivables, payment intangibles, investment property, accounts, and deposit accounts relating to or arising from rentals, rent equivalent income, food and beverage facilities, vending machines, and the provision or sale of other goods and services; and

(k) all proceeds of, additions and accretions to, substitutions and replacements for, and changes in any of the property described above.

EXHIBIT B

Real property in the County of Salt Lake, State of Utah, described as follows:

A PARCEL OF LAND IN FEE, BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER SECTION 14, TOWNSHIP 1 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ALONG THE EXISTING WESTERLY RIGHT OF WAY LINE OF 5600 WEST STREET, WHICH IS 150.16 FEET SOUTH 00°14'53" WEST ALONG THE SECTION LINE AND 75.00 FEET NORTH 89°45'07" WEST FROM THE NORTHEAST CORNER OF SAID SECTION 14; AND RUNNING THENCE SOUTH 00°14'53" WEST 2509.88 FEET; THENCE SOUTH 00°15'25" WEST 114.96 FEET; THENCE WEST 825.82 FEET; THENCE NORTH 1382.70 FEET; THENCE NORTH 08°03'05" EAST 1170.55 FEET; THENCE NORTH 82°57'48" EAST 678.37 FEET TO THE POINT OF BEGINNING.

Tax Parcel ID Nos. 14-14-226-001-000