

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) Christopher F. Brislin
B. E-MAIL CONTACT AT FILER (optional) Christopher.Brislin@offitkurman.com
C. SEND ACKNOWLEDGMENT TO: (Name and Address) Ameris Bank 6805 Morrison Blvd., Suite 310 Charlotte, North Carolina 28211

14060657 B: 11395 P: 1548 Total Pages: 5
01/09/2023 03:25 PM By: tpham Fees: \$40.00
 Rashelle Hobbs, Recorder, Salt Lake County, Utah
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 20 S CLARK STCHICAGO, IL 606031810

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 CAM-KG Draper LLC				
OR	1b. INDIVIDUAL'S SURNAME			
	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
1c. MAILING ADDRESS 6805 Carnegie Blvd., Suite 250		CITY Charlotte	STATE NC	POSTAL CODE 28211
			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 Ameris Bank				
OR	3b. INDIVIDUAL'S SURNAME			
	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
3c. MAILING ADDRESS 6805 Morrison Blvd., Suite 310		CITY Charlotte	STATE NC	POSTAL CODE 28211
			COUNTRY USA	

4. COLLATERAL: This financing statement covers the following collateral:
All debtor's rights, title and interest which are described on "EXHIBIT B" hereto and which are located on, related to or used in connection with the real property described on "EXHIBIT A" hereto.

5. Check <u>only</u> if applicable and check <u>only</u> one box: Collateral is <input type="checkbox"/> held in a Trust (see UCC1Ad, item 17 and Instructions) <input type="checkbox"/> being administered by a Decedent's Personal Representative				
6a. Check <u>only</u> if applicable and check <u>only</u> one box: <input type="checkbox"/> Public-Finance Transaction <input type="checkbox"/> Manufactured-Home Transaction <input type="checkbox"/> A Debtor is a Transmitting Utility			6b. Check <u>only</u> if applicable and check <u>only</u> one box: <input type="checkbox"/> Agricultural Lien <input type="checkbox"/> Non-UCC Filing	
7. ALTERNATIVE DESIGNATION (if applicable): <input type="checkbox"/> Lessee/Lessor <input type="checkbox"/> Consignee/Consignor <input type="checkbox"/> Seller/Buyer <input type="checkbox"/> Bailee/Bailor <input type="checkbox"/> Licensee/Licensor				
8. OPTIONAL FILER REFERENCE DATA: Salt Lake County Recorder's Office				

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

OR	9a. ORGANIZATION'S NAME	CAM-KG Draper LLC		
	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

OR	10a. ORGANIZATION'S NAME				
	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)

OR	11a. ORGANIZATION'S NAME				
	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 A" attached hereto.

17. MISCELLANEOUS:

EXHIBIT A

TO UCC-1 FINANCING STATEMENT
CAM-KG DRAPER LLC, AS DEBTOR
AMERIS BANK, AS SECURED PARTY

Legal Description

Parcel 1:

Lot 101, of AMENDED LOTS 101 AND 102 OF AMENDED LOT 1 OF 136 CENTER OFFICE PLAT, subdivision recorded July 11, 2022, as Entry No. 13982948 in Book 2022P of Plats at Page 166, on file and of record in the Salt Lake County Recorder's Office.

Parcel 1A:

A 37.00 foot wide Cross-Access and Utility Easement being a part of the Northeast Quarter of Section 1, Township 4 South, Range 1 West, Salt Lake Base & Meridian, U.S. Survey, more particularly described as follows:

Beginning at a point which is 1593.91 feet North 89°59'54" West along the section line and 770.99 feet North 0°00'06" East to the east line of 200 West Street and 158.28 feet South 70°45'06" East from the East Quarter Corner of said Section 1; running thence North 19°12'52" East 18.32 along a radial line to a point of curvature; thence northeasterly along the arc of a 26.50 foot radius curve to the left a distance of 41.58 feet (central angle equals 89°54'29" and long chord bears North 64°15'38" East 37.45 feet) to a point of non-tangency; thence North 19°18'26" East 22.05 feet to a point of curvature; thence northerly along the arc of a 36.50 foot radius curve to the left a distance of 12.25 feet (central angle equals 19°13'32" and long chord bears North 9°41'40" East 12.19 feet); thence North 0°04'54" East 44.82 feet to a point of curvature; thence northwesterly along the arc of a 36.50 foot radius curve to the left a distance of 29.93 feet (central angle equals 46°58'32" and long chord bears North 23°24'22" West 29.09 feet); thence North 46°53'38" West 102.96 feet; thence North 89°59'13" East 54.13 feet; thence South 46°53'38" East 63.45 feet to a point of curvature; thence southeasterly along the arc of a 73.50 foot radius curve to the right a distance of 60.26 feet (central angle equals 46°58'32" and long chord bears South 23°24'22" East 58.59 feet); thence South 0°04'54" West 44.82 feet to a point of curvature; thence southerly along the arc of a 73.50 foot radius curve to the right a distance of 24.66 feet (central angle equals 19°13'32" and long chord bears South 9°41'40" West 24.55 feet); thence South 19°18'26" West 29.35 feet; thence South 71°25'45" East 4.32 feet; thence South 18°34'15" West 37.81 feet; thence North 40°45'06" West 68.23 feet to the point of beginning.

EXHIBIT B

TO UCC-1 FINANCING STATEMENT
CAM-KG DRAPER LLC, AS DEBTOR
AMERIS BANK, AS SECURED PARTY

Description of Collateral

(a) The real property described in Exhibit A attached hereto and made a part hereof ("**Land**"), and all singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto;

(b) All buildings and improvements of every kind and description now or hereafter erected or placed on the Land (the "**Improvements**") and all materials intended for construction, reconstruction, alteration and repair of such improvements now or hereafter erected thereon, all of which materials shall be deemed to be included within the premises hereby conveyed immediately upon the delivery thereof to the aforesaid Land, and all fixtures and articles of personal property now or hereafter owned by the Debtor and attached to or contained in and used in connection with the aforesaid Land and Improvements or any part thereof or derived from or acquired by any proceeds of the Land or Improvements or any part thereof, including, but not limited to, all goods, furniture, appliances, furnishings, apparatus, machinery, equipment, motors, elevators, fittings, radiators, ranges, refrigerators, awnings, shades, screens, blinds, carpeting, office equipment and other furnishings and all plumbing, heating, lighting, cooking, laundry, ventilating, refrigerating, incinerating, air conditioning and sprinkler equipment, telephone systems, televisions and television systems, computer systems and fixtures and appurtenances thereto and all renewals or replacements thereof or articles in substitution thereof, whether or not the same are or shall be attached to the Land and Improvements in any manner (the "**Tangible Personalty**");

(c) All easements, rights of way, gores of land, streets, ways, alleys, passages, sewer rights, waters, water courses, water rights and powers, and all estates, rights, titles, interests, privileges, liberties, tenements, hereditaments and appurtenances whatsoever, in any way belonging, relating or appertaining to any of the Land, or which hereafter shall in any way belong, relate or be appurtenant thereto, whether now owned or hereafter acquired by Debtor, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, possession, claim and demand whatsoever, at law as well as in equity, of Debtor of, in and to the same, including but not limited to all judgments, awards of damages and settlements hereafter made resulting from condemnation proceedings or the taking of the Land or any part thereof under the power of eminent domain, or for any damage (whether caused by such taking or otherwise) to the Land or any part hereof, or to any rights appurtenant thereto (together the "**Easements and Other Interests**");

(d) All the security deposits, rents, issues, profits, revenues, accounts, accounts receivable, contract rights, rights to payments for goods sold or leased or services rendered, checks, notes, drafts, acceptances, instruments, deposit accounts, chattel paper, documents, securities, rentals receivables, installment payment obligations, book debts, actions, choses in action, judgments, awards, money, general intangibles, other forms of obligations and receivables, all monies due or to become due and all returned or repossessed goods now or hereafter pertaining to or resulting from the Land or any part hereof or constituting or derived from or acquired by any proceeds of the Land or any part thereof, together with all proceeds, including cash proceeds, noncash proceeds, insurance proceeds, products, replacements, additions, substitutions, renewals and accessions of the Rents and Profits or any part hereof, and all replacements, modifications, renewals and substitutions thereof or therefore;

(e) All of the right, title and the interest of the Debtor in and to any and all leases (including equipment leases), rental agreements, management contracts, franchise agreements construction contracts, architect's contracts, technical services agreements, licenses and permits now or hereafter affecting the Land (the "**Intangible Personalty**") or any part hereof; and

(f) Any proceeds of any sales or other dispositions of the property described above or any part hereof, including cash proceeds, noncash proceeds, insurance proceeds, products, replacements, additions, substitutions, renewals and accessions of any of the foregoing ("**Proceeds**").

All words and terms capitalized but not defined herein shall have the meaning ascribed to them in the Loan Agreement (unless otherwise indicated) among Debtor and Secured Party. Debtor acknowledges and agrees that the foregoing collateral description is intended to cover all assets of Debtor.