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# UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS



ENT 14815:2022 PG 1 of 4  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2022 Feb 02 11:10 am FEE 40.00 BY TH  
RECORDED FOR LIEN SOLUTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) Name: Wolters Kluwer Lien Solutions Phone: 800-331-3282 Fax: 818-662-4141	
B. E-MAIL CONTACT AT FILER (optional) uccfilingreturn@wolterskluwer.com	
C. SEND ACKNOWLEDGMENT TO: (Name and Address) 409854 - INDEPENDENT	
Lien Solutions P.O. Box 29071 Glendale, CA 91209-9071	84643685  UTUT FIXTURE
File with: Utah, UT	

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 DRAKE MOTOR PARTNERS SLC LLC				
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY
496 S BROADWAY	DENVER	CO	80209	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 INDEPENDENT BANK				
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY
3301 E 1ST AVE	DENVER	CO	80206	USA

4. COLLATERAL: This financing statement covers the following collateral:  
SEE ATTACHED EXHIBIT A FOR DESCRIPTION

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 <u>only</u> if applicable and check <u>only</u> one box:	6b. 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	<input type="checkbox"/> Agricultural Lien <input type="checkbox"/> Non-UCC Filing

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

8. OPTIONAL FILER REFERENCE DATA:

84643685

CHERRY CREEK - 747

8053941

**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	DRAKE MOTOR PARTNERS SLC 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:  
**Parcel ID:**  
**58:021:0092**  
  
**SEE ATTACHED EXHIBIT A FOR DESCRIPTION**

## EXHIBIT A

All of Grantor's inventory, fixtures, chattel paper, accounts, equipment and general intangibles, together with the following property:

(A) all construction materials whether incorporated into the Real Property or stored on the Real Property and all furniture, furnishings, fixtures, machinery, equipment, inventory, and any other items of personal property in which Grantor now or hereafter owns or acquires an interest or right, including any leased Collateral, now or hereafter located on or used in the construction, operation, use, or occupancy of all or any portion of the Real Property; all of Grantor's accounts receivable from the operation of the Real Property; all of Grantor's chattel paper, general intangibles, documents, instruments, contract rights, including without limitation general intangibles relating to the construction, use, operation or occupancy of all or any portion of the Real Property; all insurance policies, including any proceeds therefrom, covering any of the aforesaid; all plans and specifications for improvements constructed or to be constructed at the Real Property; all of the right, title and interest of Grantor in and to all present and future contracts (whether written or oral) between Grantor and any architect, engineer, consultant, contractor, subcontractor, supplier and/or laborer providing services, improvements, materials, equipment and/or labor, and relating to design, inspection, testing, development, improvement and/or construction activities with respect to all or any portion of the Real Property; all security deposits (subject to the rights, if any, of the tenants thereto) and future rentals under lease agreements now or at any time hereafter covering or affecting any of the Real Property or the improvements situated thereon and held by or for the benefit of Grantor; all monetary deposits that Grantor has been required to give to any public or private utility with respect to utility services furnished to the Real Property or the improvements situated thereon; all permits, licenses, franchises, certificates and other rights and privileges obtained by Grantor in connection with the Real Property or the improvements situated thereon; all guaranties and warranties relating to all improvements, equipment, furnishings, personal property and components of the foregoing located or installed on the Real Property.

In addition, the word "Collateral" also includes all the following, whether now owned or hereafter acquired, whether now existing or hereafter arising, and wherever located:

(A) All accessions, attachments, accessories, tools, parts, supplies, amendments, modifications, replacements and substitutions of and additions to any of the Collateral described herein, whether added now or later.

(B) All products and produce of any of the property described in this Collateral section.

(C) All accounts, general intangibles, instruments, rents, monies, payments, and all other rights, arising out of a sale, lease, or other disposition of any of the property described in this Collateral section.

(D) All proceeds (including insurance proceeds) from the sale, destruction, loss, or other disposition of any of the property described in this Collateral section, and sums due from a third party who has damaged or destroyed the Collateral or from that party's insurer, whether due to judgment, settlement or other process.

(E) All records and data relating to any of the property described in this Collateral section, whether in the form of a writing, photograph, microfilm, microfiche, or electronic media, together with all of Grantor's right, title, and interest in and to all computer software required to utilize, create, maintain, and process any such records or data on electronic media.

Despite any other provision of this Agreement, Lender is not granted, and will not have, a non-purchase money security interest in household goods. If because of the type of any property, Lender is required to give a notice of the right to cancel under Truth In Lending for the Indebtedness, then Lender will not have a security interest in such Collateral unless and until such a notice is given.

Some or all of the Collateral may be located on the following described real property (the "Real Property"):

**Valley Grove Plat "O" – Lot 31**

Beginning at a point on the westerly boundary line of the Grove Creek Center Commercial Subdivision Plat 'B', said point being North 89°37'36" East 451.73 feet along the section line, South 35.93 feet and South 00°19'53" West 591.88 feet from the West Quarter Corner of Section 30, Township 5 South, Range 2 East, Salt Lake Base and Meridian; and running

thence South 00°19'53" West 382.95 feet said westerly boundary line and its extension;  
thence North 89°40'07" West 218.48 feet to the Northerly Right-of-Way Line of

Interstate 15;

thence along said Northerly Right-of-Way Line the following two (2) courses:

(1) Northwesterly 80.17 feet along the arc of a 3,445.69 foot radius curve to the right (center bears North 38°33'12" East and the chord bears North 50°46'48" West 80.17 feet with a central angle of 01°19'59");

thence North 49°51'00" West 340.46 feet;

thence North 114.60 feet;

thence South 89°40'07" East 543.05 feet to the point of beginning.

Contains 164,518 Square Feet or 3.777 Acres