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Carri R. Jeffries, Iron County Recorder - Page 1 of 3

05/23/2022 12:26:45 PM By: COTTONWOOD TITLE INSURANCE AGENCY, INC.

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional)
Shantelle Spackman
B. E-MAIL CONTACT AT FILER (optional)
shantelle.spackman@usda.gov
C. SEND ACKNOWLEDGMENT TO: (Name and Address)
USDA Rural Development
ATTN: Shantelle Spackman
1860 North 100 East
North Logan, UT 84341
132132-LKF B-1983-0001-0000

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
Canyon Park Associates of Cedar City, LLC
OR
1b. INDIVIDUAL'S SURNAME
FIRST PERSONAL NAME
ADDITIONAL NAME(S)/INITIAL(S)
SUFFIX
1c. MAILING ADDRESS
298 Fiddlers Canyon Road
CITY Cedar City
STATE UT
POSTAL CODE 84721
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
United States of America, acting through USDA Rural Housing Service, or its successor or assigns
OR
3b. INDIVIDUAL'S SURNAME
FIRST PERSONAL NAME
ADDITIONAL NAME(S)/INITIAL(S)
SUFFIX
3c. MAILING ADDRESS
1400 Independence Avenue, SW
CITY Washington
STATE DC
POSTAL CODE 20250
COUNTRY USA

4. COLLATERAL: This financing statement covers the following collateral:
All revenue from the housing project located at 298 E. Fiddlers Canyon Road, Cedar City, UT commonly known as Canyon Park Apartments, including but not limited to rent payments, occupancy payments, and other lease income; all rights to tenant subsidy, including but not limited to any United States Department of Agriculture Rental Assistance, United States Department of Housing and Urban Development Section 8 vouchers, State of Utah rental assistance, and private rental assistance payments; all project accounts, including but not limited to the General Operating Account, the Tax and Insurance Escrow Account, the Capital Replacement Reserve Account, and the Security Deposit Account; all instruments associated with the housing project, including tenant leases; all furnishings, fixtures, equipment, and inventory associated with the housing project, whether now owned or hereafter acquired by Debtor, together with all replacements, substitutions, additions, and accessions thereto; all accounts, investment property, contract rights payment intangibles and general intangibles; and all proceeds, products, accessions, future advances, and security hereafter acquired.

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

8. OPTIONAL FILER REFERENCE DATA:
Canyon Park Apts/File in Iron County, UT Real Property Records

# 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 <b>Canyon Park Associates of Cedar City, LLC</b>	
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):  
**All collateral as described in the attached, executed Security Agreement.**

**All contract rights under the Rental Assistance Agreement by and between the Debtor and the United States of America, United States Department of Agriculture.**

**Disposition of such collateral is hereby NOT authorized.**

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 legal description, Exhibit A, attached.**

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17. MISCELLANEOUS:  
**Canyon Park Apts/File in Iron County, UT Real Property Records**

## EXHIBIT A

### LEGAL DESCRIPTION

All of Lot 1, WIEST SUBDIVISION, according to the official plat thereof, recorded in the office of the Iron County Recorder on August 31, 1995 as Entry No. 354494 in Book 540 at Page 890.

LESS AND EXCEPTING the following:

Commencing from the East quarter corner of Section 35, Township 35 South, Range 11 West, Salt Lake Meridian; thence South  $00^{\circ}18'27''$  East, 1408.40 feet along the section line; thence North  $71^{\circ}44'14''$  West, 1751.40 feet; thence South  $27^{\circ}25'00''$  West, 165.95 feet along the Westerly line of Wedgewood Lane to the point of beginning; thence South  $62^{\circ}35'00''$  East, 66.00 feet; thence South  $27^{\circ}25'00''$  West, 95.31 feet; thence along the arc of a curve to the left, having a radius of 2220.99 feet, a distance of 37.62 feet; thence North  $63^{\circ}33'14''$  West, 66.00 feet; thence along the arc of a non-tangent curve to the right having a radius of 2286.99 feet, a distance of 38.74 feet, long chord for said curve bears North  $26^{\circ}55'53''$  East, 38.74 feet; thence North  $27^{\circ}25'00''$  East, 95.31 feet to the point of beginning. Being a portion of Lot 1, Wiest Subdivision.