

STATE OF ALABAMA — UNIFORM COMMERCIAL CODE — FINANCING STATEMENT  
FORM UCC-1 ALA.

|                                                                                                                                                                                                             |  |                                     |                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> The Debtor is a transmitting utility as defined in ALA CODE 7-9-105(n)                                                                                                             |  | No. of Additional Sheets Presented: | This FINANCING STATEMENT is presented to a Filing Officer for filing pursuant to the Uniform Commercial Code.                                                                                                                       |
| 1. Return copy or recorded original to:<br><b>Bay View Franchise Mortgage Acceptance Company</b><br><b>Three American Lane</b><br><b>Greenwich, CT 06831</b>                                                |  |                                     | THIS SPACE FOR USE OF FILING OFFICER<br>Date, Time, Number & Filing Office<br><br><b>Inst # 2000-12117</b><br><b>04/12/2000-12117</b><br><b>12:28 PM CERTIFIED</b><br><b>SHELBY COUNTY JUDGE OF PROBATE</b><br><b>006 MMS 21.00</b> |
| 2. Name and Address of Debtor (Last Name First if a Person)<br><b>Border Properties, Ltd.</b><br><b>d/b/a Taco Bell Store No. 020370</b><br><b>4268 Cahaba Heights Court</b><br><b>Birmingham, AL 35243</b> |  |                                     |                                                                                                                                                                                                                                     |
| Social Security/Tax ID # [REDACTED]                                                                                                                                                                         |  |                                     |                                                                                                                                                                                                                                     |
| 2A. Name and Address of Debtor (IF ANY) (Last Name First if a Person)                                                                                                                                       |  |                                     |                                                                                                                                                                                                                                     |
| Social Security/Tax ID #                                                                                                                                                                                    |  |                                     | FILED WITH: <b>Shelby</b>                                                                                                                                                                                                           |
| <input type="checkbox"/> Additional debtors on attached <b>XXXX</b>                                                                                                                                         |  |                                     |                                                                                                                                                                                                                                     |
| 3. NAME AND ADDRESS OF SECURED PARTY (Last Name First if a Person)<br><b>Bay View Franchise Mortgage Acceptance Company</b><br><b>Three American Lane</b><br><b>Greenwich, CT 06831</b>                     |  |                                     | 4. ASSIGNEE OF SECURED PARTY (IF ANY) (Last Name First if a Person)                                                                                                                                                                 |
| Social Security/Tax ID #                                                                                                                                                                                    |  |                                     |                                                                                                                                                                                                                                     |
| <input type="checkbox"/> Additional secured parties on attached <b>XXXX</b>                                                                                                                                 |  |                                     |                                                                                                                                                                                                                                     |

5. The Financing Statement Covers the Following Types (or items) of Property:  
**See RIDER A attached hereto for collateral description**

5A. Enter Code(s) From Back of Form That Best Describes The Collateral Covered By This Filing:

**3 0 0 8 0 0**

Check X if covered: ☐ Products of Collateral are also covered.

6. This statement is filed without the debtor's signature to perfect a security interest in collateral (check X, if so)
- ☐ already subject to a security interest in another jurisdiction when it was brought into this state.
  - ☐ already subject to a security interest in another jurisdiction when debtor's location changed to this state.
  - ☐ which is proceeds of the original collateral described above in which a security interest is perfected.
  - ☐ acquired after a change of name, identity or corporate structure of debtor
  - ☐ as to which the filing has lapsed.

7. Complete only when filing with the Judge of Probate:  
The initial indebtedness secured by this financing statement is \$  
Mortgage tax due (15¢ per \$100.00 or fraction thereof) \$

8. ☐ This financing statement covers timber to be cut, crops, or fixtures and is to be cross indexed in the real estate mortgage records (Describe real estate and if debtor does not have an interest of record, give name of record owner in Box 5)

Signature(s) of Secured Party(ies)  
(Required only if filed without debtor's Signature - see Box 8)

**Border Properties, Ltd.**  
**By: Karolina Roasters, Inc., its general partner**

  
Signature(s) of Debtor(s)  
**Donald M. Ghareeb, President**

**Bay View Franchise Mortgage Acceptance Company**

Signature(s) of Secured Party(ies) or Assignee

# ATTACHMENT TO UCC-1 FINANCING STATEMENT

## SECURED PARTY:

Bay View Franchise Mortgage Acceptance Company

By: Liana Morris

Name: Liana Morris

Title: Loan Closer

## **RIDER A TO FINANCING STATEMENT ON FORM UCC-1**

### **DEBTOR:**

Border Properties, Ltd.  
d/b/a Taco Bell Store No. 020370  
4268 Cahaba Heights Court  
Birmingham, AL 35243

Tax Identification Number: [REDACTED]

### **SECURED PARTY:**

Bay View Franchise Mortgage Acceptance Company  
Three American Lane  
Greenwich, Connecticut 06831  
Attn: Chief Operating Officer

### **FRANCHISE INFORMATION:**

Franchisor: Taco Bell Corp.

Franchise Concept: Taco Bell

Franchise Store Number: 020370

Franchise Store Address: 829 Russell Parkway  
Warner Robins, GA 31088

Legal Description: See Attached Exhibit A

Record Owner: Border Properties, Ltd.

### **COLLATERAL:**

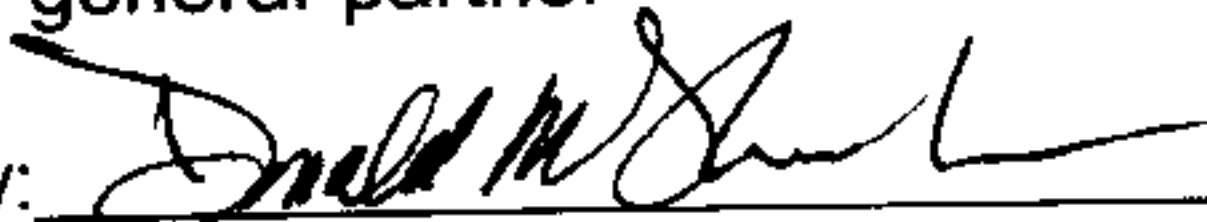
All goods (including inventory and equipment), general intangibles (other than the Debtor's Franchise Agreement with Franchisor for the Franchise Store Number (the "Franchise Agreement") and license thereunder, if prohibited by Franchisor), accounts, certificates of title, fixtures, money, instruments, securities, documents, chattel paper, deposits, credits, claims, demands and other personal property, now or hereafter owned, acquired, held, used, sold or consumed in connection with the Debtor's business of

operating the Franchise Concept at the Franchise Store Address and any other property, rights and interests of Debtor which at any time relate to, arise out of or in connection with the foregoing or which shall come into the possession or custody or under the control of the Secured Party or any of its agents, representatives, associates or correspondents, for any purpose; all additions thereto, substitutions therefor and replacements thereof, all interest, income, dividends, distributions and earnings thereon or other monies or revenues derived therefrom, including any such property received in connection with any disposition of the Franchise Agreement and all moneys which may become payable under any policy insuring the Collateral or otherwise required to be maintained under the Pledge and Security Agreement entered into by and between Debtor and Secured Party (the "Security Agreement") (including return of unearned premium); and all products and proceeds of the foregoing. In addition to granting a security interest in the Collateral, the Debtor has agreed not to transfer, grant any security interest in, or otherwise encumber or dispose of the Franchise Agreement or, except with the Secured Party's consent or as expressly permitted in the Security Agreement, any of the Collateral.

**BORROWER:**

**BORDER PROPERTIES, LTD.**

By: Karolina Roasters, Inc.  
its general partner

By:   
Name: Donald M. Ghareeb  
Title: President

**SECURED PARTY:**

**BAY VIEW FRANCHISE MORTGAGE  
ACCEPTANCE COMPANY,** a California  
corporation

By: \_\_\_\_\_  
Name:  
Title:

operating the Franchise Concept at the Franchise Store Address and any other property, rights and interests of Debtor which at any time relate to, arise out of or in connection with the foregoing or which shall come into the possession or custody or under the control of the Secured Party or any of its agents, representatives, associates or correspondents, for any purpose; all additions thereto, substitutions therefor and replacements thereof, all interest, income, dividends, distributions and earnings thereon or other monies or revenues derived therefrom, including any such property received in connection with any disposition of the Franchise Agreement and all moneys which may become payable under any policy insuring the Collateral or otherwise required to be maintained under the Pledge and Security Agreement entered into by and between Debtor and Secured Party (the "Security Agreement") (including return of unearned premium); and all products and proceeds of the foregoing. In addition to granting a security interest in the Collateral, the Debtor has agreed not to transfer, grant any security interest in, or otherwise encumber or dispose of the Franchise Agreement or, except with the Secured Party's consent or as expressly permitted in the Security Agreement, any of the Collateral.

**BORROWER:**

**BORDER PROPERTIES, LTD.**

By: Karolina Roasters, Inc.  
its general partner

By: \_\_\_\_\_  
Name: Donald M. Ghareeb  
Title: President

**SECURED PARTY:**

**BAY VIEW FRANCHISE MORTGAGE  
ACCEPTANCE COMPANY,** a California  
corporation

By: Deirdre D.W. Smith  
Name: DEIRDRE D.W. SMITH  
Title: LOAN CLOSER

EXHIBIT "A"

All that tract or parcel of land situate, lying and being in Land Lot 170 of the Fifth Land District of Houston County, Georgia, and being designated as Parcel 1-A-2, according to that certain Survey for "C. E. Harris Jewelers Profit Sharing Plan" prepared by Story & Company, Inc., certified by Robert L. Story, Georgia Registered Land Surveyor No. 1853, dated March 23, 1993, a copy of which is of record in Map Book 45, Page 44, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description and is more particularly described as follows:

Beginning at a point, being the true beginning point, at the intersection of the southerly right-of-way of Richard B. Russell Parkway with the easterly right-of-way of Park Avenue: thence south 89° 41' 30" east along the southerly right-of-way of Richard B. Russell Parkway for 165.00 feet to a point: thence south 00° 12' 49" west for 180.00 feet to a point; thence north 89° 41' 30" west for 165.00 feet to a point on the easterly right-of-way of Park Avenue; thence north 00° 12' 49" east along the easterly right-of-way of Park Avenue for 180.00 feet to a point being the true point of beginning.

Said property is bounded on the west by Park Avenue, on the north by Richard B. Russell Parkway, on the east by Mrs. Winter's Chicken & Biscuit, and on the south by Parcel 1-A-1.

Inst # 2000-12117

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