

20021122000586360 Pg 1/5 34.00
Shelby Cnty Judge of Probate, AL
11/22/2002 14:44:00 FILED/CERTIFIED

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER [optional]

B. SEND ACKNOWLEDGMENT TO: (Name and Address)

PRINCIPAL COMMERCIAL FUNDING, LLC
c/o Principal Capital Real Estate Investors, LLC
Attn Donna Howell - Loan No. 753333
801 Grand Avenue
Des Moines, IA 50392-1360

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (1a or 1b) - do not abbreviate or combine names

1a. ORGANIZATION'S NAME

CALERA BOX, LLC, AN ALABAMA LIMITED LIABILITY COMPANY

OR 1b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME

SUFFIX

1c. MAILING ADDRESS

2200 Woodcrest Place, Suite 210

CITY

Birmingham

STATE

AL

POSTAL CODE

35209

COUNTRY

U.S.A.

1d. SEE INSTRUCTIONS

ADD'L INFO RE
ORGANIZATION
DEBTOR

1e. TYPE OF ORGANIZATION

limited liability co.

1f. JURISDICTION OF ORGANIZATION

Alabama

1g. ORGANIZATIONAL ID #, if any

☐ NONE

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - insert only one debtor name (2a or 2b) - do not abbreviate or combine names

2a. ORGANIZATION'S NAME

OR 2b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME

SUFFIX

2c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

2d. SEE INSTRUCTIONS

ADD'L INFO RE
ORGANIZATION
DEBTOR

2e. TYPE OF ORGANIZATION

2f. JURISDICTION OF ORGANIZATION

2g. ORGANIZATIONAL ID #, if any

☐ NONE

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) - insert only one secured party name (3a or 3b)

3a. ORGANIZATION'S NAME

PRINCIPAL COMMERCIAL FUNDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY

OR 3b. INDIVIDUAL'S LAST NAME

FIRST NAME

MIDDLE NAME

SUFFIX

3c. MAILING ADDRESS

801 Grand Avenue

CITY

Des Moines

STATE

IA

POSTAL CODE

50392-1450

COUNTRY

U.S.A.

4. This FINANCING STATEMENT covers the following collateral:

All of the items of personal property, equipment, fixtures and interest of whatever kind or character, including but not limited to the items of property listed in Exhibit B attached hereto and made a part hereof, owned or hereafter acquired by Debtor and located or to be located in, on or about or used in connection with the operation of the real property situated in the City of Calera and County of Shelby, Alabama which real property is described in Exhibit A attached hereto and made a part hereof.

Loan No. 753333

5. ALTERNATIVE DESIGNATION (if applicable): ☐ LESSEE/LESSOR ☐ CONSIGNEE/CONSIGNOR ☐ BAILEE/BAILOR ☐ SELLER/BUYER ☐ AG. LIEN ☐ NON-UCC FILING
6. ☒ This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS. Attach Addendum (if applicable) 7. Check to REQUEST SEARCH REPORT(S) on Debtor(s) (optional) ☐ All Debtors ☐ Debtor 1 ☐ Debtor 2

8. OPTIONAL FILER REFERENCE DATA

(to be filed with the Shelby County Alabama -- Judge of Probate) -- Fixture Filing

FILING OFFICE COPY — UCC FINANCING STATEMENT (FORM UCC1) (REV. 05/22/02)

ALUCCIPNAT- 10/01/02 C T Corporation System

EXHIBIT A
753333

Lot 1, according to the Resurvey of Lots 3-6, Calera North Industrial Park, as recorded in Map Book 26 page 18 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. (Tax Parcel No. 28-2-04-0-001-009.000).

DEBTOR: CALERA BOX, LLC, AN ALBAMA LIMITED LIABILITY COMPANY

UCC EXHIBIT B

Loan No. 753333

ALL OF DEBTOR'S INTEREST AS LESSOR IN AND TO ALL LEASES OF THE SAID PREMISES, AS MORE FULLY DESCRIBED IN EXHIBIT A OF THIS FINANCING STATEMENT, OR ANY PART THEREOF, HERETOFORE OR HEREAFTER MADE AND ENTERED INTO BY DEBTOR, AND ALL RENTS, ISSUES, PROCEEDS AND PROFITS ACCRUING OR TO ACCRUE FROM THE PREMISES (WHICH ARE PLEDGED PRIMARILY AND ON A PARITY WITH THE REAL ESTATE AND NOT SECONDARILY).

TOGETHER WITH ALL RIGHT, TITLE AND INTEREST OF DEBTOR IN ANY AND ALL BUILDINGS AND IMPROVEMENTS OF EVERY KIND AND DESCRIPTION NOW OR HEREAFTER ERECTED OR PLACED ON THE SAID REAL ESTATE AND ALL MATERIALS INTENDED FOR CONSTRUCTION, RECONSTRUCTION, ALTERATION AND REPAIRS OF SUCH BUILDINGS AND IMPROVEMENTS NOW OR HEREAFTER ERECTED THEREON, ALL OF WHICH MATERIALS SHALL BE DEEMED TO BE INCLUDED WITHIN THE PREMISES IMMEDIATELY UPON THE DELIVERY THEREOF TO THE PREMISES, AND ALL FIXTURES NOW OR HEREAFTER OWNED BY DEBTOR AND ATTACHED TO OR CONTAINED IN AND USED IN CONNECTION WITH THE PREMISES INCLUDING, BUT NOT LIMITED TO, MACHINERY, MOTORS, ELEVATORS, FITTINGS, RADIATORS, AWNINGS, SHADES, SCREENS, AND ALL PLUMBING, HEATING, LIGHTING, VENTILATING, REFRIGERATING, INCINERATING, AIR CONDITIONING AND SPRINKLER EQUIPMENT AND FIXTURES AND APPURTENANCES THERETO; AND ALL ITEMS OF FURNITURE, FURNISHINGS, EQUIPMENT AND PERSONAL PROPERTY OWNED BY DEBTOR USED OR USEFUL IN THE OPERATION OF THE PREMISES; AND ALL RENEWALS OR REPLACEMENTS THEREOF OR ARTICLES IN SUBSTITUTION THEREFORE, WHETHER OR NOT THE SAME ARE OR SHALL BE ATTACHED TO SAID BUILDINGS OR IMPROVEMENTS IN ANY MANNER; IT BEING MUTUALLY AGREED, INTENDED AND DECLARED THAT ALL THE AFORESAID PROPERTY OWNED BY DEBTOR AND PLACED BY IT ON THE REAL ESTATE OR USED IN CONNECTION WITH THE OPERATION OR MAINTENANCE OF THE PREMISES SHALL, SO FAR AS PERMITTED BY LAW, BE DEEMED TO FORM A PART AND PARCEL OF THE REAL ESTATE AND AS TO ANY OF THE PROPERTY AFORESAID WHICH DOES NOT FORM A PART AND PARCEL OF THE REAL ESTATE AND DOES NOT CONSTITUTE A "FIXTURE" AS SUCH TERM IS DEFINED IN THE UNIFORM COMMERCIAL CODE, SAID PROPERTY IS HEREBY DEEMED TO BE THE SECURITY OF THIS SECURITY AGREEMENT UNDER THE UNIFORM COMMERCIAL CODE FOR THE PURPOSE OF CREATING HEREBY A SECURITY INTEREST IN SUCH PROPERTY WHICH DEBTOR HEREBY GRANTS TO THE SECURED PARTY.

DEBTOR: CALERA BOX, LLC, AN ALBAMA LIMITED LIABILITY COMPANY

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THE SECURITY AGREEMENT PURSUANT TO WHICH THIS FINANCING STATEMENT IS GIVEN IS A MORTGAGE AND SECURITY AGREEMENT OF EVEN DATE HERewith FROM, BY AND BETWEEN CALERA BOX, LLC, AN ALBAMA LIMITED LIABILITY COMPANY AND SECURED PARTY FOR THE BENEFIT OF PRINCIPAL COMMERCIAL FUNDING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS SECURITY FOR THE REPAYMENT OF THE INDEBTEDNESS THEREIN DESCRIBED AS ASSUMED BY THE DEBTOR. THE SECURED PARTY OR ITS ASSIGNEE SHALL HAVE, IN ADDITION TO ALL THE RIGHTS AND REMEDIES GRANTED IN SUCH INSTRUMENTS, ALL OF THE RIGHTS AND REMEDIES PROVIDED UNDER THE UNIFORM COMMERCIAL CODE OF THE STATE OF LABAMA. ALL OF SAID RIGHTS ARE CUMULATIVE AND MAY BE EXERCISED EITHER CONCURRENTLY OR INDEPENDENTLY AND IN SUCH ORDER AS THE SECURED PARTY OR ITS ASSIGNEE MAY DETERMINE.

DEBTOR SHALL HAVE THE RIGHT TO SUBSTITUTE ARTICLES OF EQUAL OR GREATER VALUE FOR ANY OF THOSE COVERED HEREBY, PROVIDED SUCH REPLACEMENTS ARE FREE OF ANY OUTSTANDING OWNERSHIP INTEREST, FINANCING STATEMENT OR OTHER ENCUMBRANCE.

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