

20080725000301340 1/4 \$35.00  
Shelby Cnty Judge of Probate, AL  
07/25/2008 03:08:57PM FILED/CERT

## UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

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

Josias N. Dewey (305/789-7746)

B. SEND ACKNOWLEDGEMENT TO: (Name and Address)

Josias N. Dewey  
Holland & Knight LLP  
701 Brickell Avenue, Suite 3000  
Miami, Florida 33131

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

OR	1a. ORGANIZATION'S NAME0 Suncoast Properties of Jacksonville, Inc.				
	1b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX
1c. MAILING ADDRESS 3332 Southside Blvd.			CITY Jacksonville	STATE Florida	POSTAL CODE 32216
1d. TAX ID# SSN OR EIN		ADD'L INFO RE: ORGANIZATION DEBTOR	1e. TYPE OF ORGANIZATION Corporation	1f. JURISDICTION OF ORGANIZATION Florida	1g. ORGANIZATIONAL ID#, if any <input type="checkbox"/> NONE

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

OR	2a. ORGANIZATION'S NAME				
	2b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX
2c. MAILING ADDRESS			CITY	STATE	POSTAL CODE
2d. TAX ID# SSN OR EIN		ADD'L INFO RE: ORGANIZATION DEBTOR	2e. TYPE OF ORGANIZATION	2f. JURISDICTION OF ORGANIZATION	2g. ORGANIZATIONAL ID#, if any <input type="checkbox"/> NONE

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

OR	3a. ORGANIZATION'S NAME KeyBank National Association				
	3b. INDIVIDUAL'S LAST NAME		FIRST NAME	MIDDLE NAME	SUFFIX
3c. MAILING ADDRESS : 4900 Tiedeman Road			CITY Brooklyn	STATE Ohio	POSTAL CODE 44144

4. This FINANCING STATEMENT covers the following collateral:

SEE SCHEDULE 1 ATTACHED HERETO AND MADE A PART HEREOF

5. ALTERNATE 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) [ADDITIONAL FEE] [optional] ☐ All Debtors ☐ Debtor 1 ☐ Debtor 2

8. OPTIONAL FILER REFERENCE DATA Shelby County, AL (local)

**UCC FINANCING STATEMENT**

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**9. NAME OF FIRST DEBTOR (1a or 1b) ON RELATED FINANCING STATEMENT**

9a. ORGANIZATION'S NAME Suncoast Properties of Jacksonville, Inc.		
OR	9b. INDIVIDUAL'S LAST NAME	FIRST NAME MIDDLE NAME, SUFFIX

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**10. MISCELLANEOUS:**

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**11. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME – insert only one debtor name (11a or 11b) – do not abbreviate or combine names**

11a. ORGANIZATION'S NAME				
OR	11b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX
11c. MAILING ADDRESS		CITY	STATE	POSTAL CODE COUNTRY
11d. TAX ID# SSN OR EIN	ADD'L INFO RE: ORGANIZATION DEBTOR	11e. TYPE OF ORGANIZATION	11f. JURISDICTION OF ORGANIZATION	11g. ORGANIZATIONAL ID#, if any <input type="checkbox"/> NONE

**12. ☐ ADDITIONAL SECURED PARTY'S or ☐ ASSIGNOR S/P'S NAME - insert only one secured party name (12a or 12b)**

12a. ORGANIZATION'S NAME				
OR	12b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX
12c. MAILING ADDRESS		CITY	STATE	POSTAL CODE COUNTRY

13. This FINANCING STATEMENT covers ☐ timber to be cut or  
☐ as-extracted collateral, or is filed as a ☒ fixture filing.

14. Description of real estate:

See attached Exhibit "A"

15. Name and address of a RECORD OWNER of above-described  
real estate (if Debtor does not have a record interest):

16. Additional collateral description:

17. Check only if applicable and check only one box.

Debtor is a ☐ Trust or ☐ Trustee acting with respect to property held in trust or  
☐ Decedent's Estate

18. Check only of applicable and check only one box.


☐ Debtor is a TRANSMITTING UTILITY

☐ Filed in connection with a Manufactured-Home Transaction – effective 30 years

☐ Filed in connection with a Public-Finance Transaction – effective 30 years



## SCHEDULE I

  
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Financing Statement between KeyBank National Association, as Secured Party and Suncoast Properties of Jacksonville, Inc., as Debtor.

This financing statement covers all right, title and interest of Debtor in and to the following described real and other property, together with all substitutions for and all replacements, reversions and remainders of such property and all appurtenances and additions thereto, whether now owned or hereafter acquired by Debtor (collectively, the "Property"):

(a) Debtor's right, title, and interest in and to the following described real property, together with all existing or subsequently erected or affixed buildings, improvements and fixtures; all easements, rights of way, and appurtenances; all water, water rights, watercourses and ditch rights (including stock in utilities with ditch or irrigation rights); and all other rights, royalties, and profits relating to the real property, including without limitation all minerals, oil, gas, geothermal and similar matters (the "Real Property") located in Shelby County, State of Alabama, and more particularly described on Exhibit "A" attached to this Financing Statement.

(b) Debtor's right, title, and interest in and to all present and future leases of the Real Property and all rents from the Property.


(c) Any and all leases, licenses, rental agreements and occupancy agreements of whatever form now or hereafter affecting all or any part of the Real Property and any and all guarantees, extensions, renewals, replacements and modifications thereof (collectively, the "Leases"); and

(d) All issues, profits, security or other deposits, revenues, royalties, accounts, rights, benefits and income of every nature of and from the Real Property, including, without limitation, minimum rents, additional rents, termination payments, bankruptcy claims, forfeited security deposits, damages following default and all proceeds payable under any policy of insurance covering loss of rents resulting from untenability due to destruction or damage to the Real Property, together with the immediate and continuing right to collect and receive the same, whether now due or hereafter becoming due, and together with all rights and claims of any kind that Debtor may have against any tenant, lessee or licensee under the Leases or against any other occupant of the Real Property.

(e) All equipment, fixtures, and other articles of personal property now or hereafter owned by Debtor, and now or hereafter attached or affixed to the Real Property; together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the property described in this Schedule I.

EXHIBIT "A"

**LEGAL DESCRIPTION**

  
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Lots 11, 12, 14 & 15, according to the Survey of Millennium Park, as recorded in Map Book 27, page 125 A, B & C, in the Probate Office of Shelby County, Alabama.

Lots 13-A and 13-B, according to the Resurvey of Lot 13, Millennium Park, as recorded in Map Book 32, page 74, in the Probate Office of Shelby County, Alabama.