

DOUGLAS COUNTY, NV

2021-963228

Rec:\$90.00

\$90.00

Pgs=5

03/10/2021 11:50 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional)

B. E-MAIL CONTACT AT FILER (optional)

C. SEND ACKNOWLEDGMENT TO: (Name and Address)

MDDM, Corporation  
 Attn: Steve Rude  
 PO Box 1911  
 Zephyr Cove, NV 89448

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  
**ASHLAND PARK LLC**

OR

1b. INDIVIDUAL'S SURNAME FIRST PERSONAL NAME ADDITIONAL NAME(S)/INITIAL(S) SUFFIX

1c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY

**1320 US Highway 395** **Gardnerville** **NV** **89410**

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  
**MDDM, Corporation**

OR

3b. INDIVIDUAL'S SURNAME FIRST PERSONAL NAME ADDITIONAL NAME(S)/INITIAL(S) SUFFIX

3c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY

**PO BOX 1911** **Zephyr Cove** **NV** **89448**

4. COLLATERAL: This financing statement covers the following collateral:

SEE EXHIBITS A AND B, ATTACHED

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

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

8. OPTIONAL FILER REFERENCE DATA:  
**Ashland Park Loan**

**EXHIBIT A  
TO UCC-1 FINANCING STATEMENT**

DEBTOR: ASHLAND PARK LLC, a Nevada limited liability company

SECURED PARTY: MDDM, CORPORATION, a Nevada corporation

Item 4--Continued

Any and all assets and personal property of the Debtor, of any kind or description, tangible or intangible, wheresoever located and whether now existing or hereafter arising or acquired, including the following (all of which property, along with the products and proceeds therefrom, are individually and collectively referred to as the "Collateral"): (a) all of Debtor's Accounts (as defined in the Code), (b) all of the Debtor's General Intangibles, including, without limitation General Intangibles related to Accounts and money (each as defined in the Code); (c) Reserved; (d) all of the Debtor's contracts, licenses, chattel paper, instruments, notes, letters of credit, bills of lading, warehouse receipts, gross receipts, shipping documents, contracts, tax refunds, documents and documents of title, and all of the Debtor's Tangible Chattel Paper, Documents, Electronic Chattel Paper, Letter-of-Credit Rights, letters of credit, Software, Supporting Obligations, Payment Intangibles, and Goods (each as defined in the Code); (e) all of the Debtor's Inventory and Equipment (each as defined in the Code) and motor vehicles and trucks; (f) all of the Debtor's monies, and any and all other property and interests in property of the Debtor, including, without limitation, Investment Property, Instruments, Security Entitlements, Uncertificated Securities, Certificated Securities, Chattel Paper, and Financial Assets (each as defined in the Code), now or hereafter coming into the actual possession, custody or control of the Lender or any agent or Affiliate of the Lender in any way or for any purpose (whether for safekeeping, deposit, custody, pledge, transmission, collection or otherwise), and, independent of and in addition to the Lender's rights of setoff the balance of any account or any amount that may be owing from time to time by the Lender to the Debtor; (g) all insurance proceeds of or relating to any of property and interests in property described herein or in that certain Deed of Trust of even date herewith; (h) all proceeds and profits derived from the operation of the Debtor's business; (i) all of the other assets and personal property of the Debtor; (j) all of the Debtor's books and records, computer printouts, manuals and correspondence relating to any of the foregoing and to the Debtor's business; (k) all of the Debtor's Fixtures (as defined in the Code); (l) all existing and future goods and tangible personal property located on the Property (as that is more specifically defined in Exhibit B, hereto) or wherever located now owned or hereafter acquired by Debtor and used or useable in connection with the use, operation or occupancy of the Property including, but not limited to, all appliances, furniture and furnishings, fittings, materials, supplies, equipment and fixtures, water delivery components and systems, pumps, wells, meters and all supplies, and equipment now or hereafter delivered to the Property and installed or used or intended to be installed or used therein; and all renewals or replacements thereof or articles in substitution thereof; (m) all general intangibles relating to design, development, operation, management and use of the Property, including, but not limited to, (i) all names under which or by which the Property or the Improvements may at any time be operated or known, all rights to carry on business under any such names or any variant thereof, and all goodwill in any way relating to the Property, (ii) all permits, licenses, authorizations, variances, land use entitlements, , approvals and consents issued or obtained in connection with the operation and use of the Property, (iii) all permits, licenses, approvals, consents, authorizations, franchises and agreements issued or obtained in connection with the use, occupancy or operation of the Property, (iv) all materials prepared for filing or filed with any governmental agency; (v) all current water rights, if any, ~~(vi)~~ all development rights, entitlements and approvals granted by or subject to the jurisdiction of any government agency; and (vii) all of Debtor's rights under any contract in connection with the development, design, use, operation and management of the Property; (n) all construction, service, engineering, consulting, leasing, architectural and other similar contracts of any nature as such may be modified, amended or supplemented from time to time, concerning the design,

construction, management, operation, occupancy, use, and/or disposition of any portion of or all of the Property; (o) all architectural drawings, plans, specification, soil tests, feasibility studies, appraisals, engineering reports and similar materials relating to any portion of or all of the Property; (p) all payment and performance bonds or guarantees and any and all modifications and extensions thereof relating to the Property, and all reserves, deferred payments, deposits, refunds, cost savings and payments of any kind relating to the design, construction, operation, occupancy, use and disposition of any portion of or all of the Property; (q) all proceeds and claims arising on account of any damage to or taking of the Property or any part thereof, and all causes of action and recoveries for any loss or diminution in the value of the Property; (r) all policies of, and proceeds resulting from, insurance relating to the Property or any of the above collateral, and any and all riders, amendments, extensions, renewals, supplements or extensions thereof, and all proceeds thereof; (s) all shares of stock or other evidence of ownership of any part of the Property that is owned by Debtor in common with others, including all water stock relating to the Property, if any, and all documents or rights of membership in any owners' or members' association or similar group having responsibility for managing or operating any part of the Property; (t) all proceeds, whether cash, promissory notes, contract rights, or otherwise, of the sale or other disposition of all or any part of the estate of Debtor in and to the Property now or hereafter existing thereon; and (u) all accessions, improvements and additions to, substitutions for, and replacements, products, profits and proceeds of any of the foregoing. For the avoidance of doubt, any entity formed by the division of the Debtor shall (and the Debtor shall cause such entity to) grant, pledge, convey and transfer to the Lender a continuing security interest in and to any and all assets and personal property of such entity in accordance with the terms set forth herein, together with all proceeds thereof, including whatever is acquired when any of the Collateral or proceeds thereof are sold, leased, licensed, exchanged or otherwise disposed of, whether such disposition is voluntary or involuntary and whatever is collected on or distributed on account thereof, including without limitation, (i) all rights to payment however evidenced, (ii) all goods returned by or repossessed from Debtor's customers, (iii) rights arising out of Collateral, (iv) claims arising out of the loss, nonconformity, or interference with the use of, defects or infringement of rights in, or damage to, the Collateral, (v) insurance payable by reason of the loss or nonconformity of, defects or infringement of rights in, or damage to, the Collateral, and (vi) all rights to payment with respect to any claim or cause of action affecting or relating to any of the foregoing (hereinafter called "Proceeds").

**EXHIBIT B  
TO UCC-1 FINANCING STATEMENT**

DEBTOR: ASHLAND PARK LLC, a Nevada limited liability company

SECURED PARTY: MDDM, CORPORATION, a Nevada corporation

Item 4--Continued

The Land is described as follows:

A parcel of land located within a portion of the Southwest 1/4 of Section 34, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the Southwest corner of said Section 34 as shown on the Record of Survey or Rhoda Chichester Revocable Trust, Robert L. Chichester Jr. and Ross J. Chichester, filed in the Douglas County Recorder's office on March 4, 1994 in Book 394, at Page 825, as Document No. 331559 and as shown on the Record of Survey No. 23 for Douglas County, filed in the Douglas County Recorder's Office on January 4, 1991 in Book 191, at Page 275, as Document No. 242238, a 5/8" rebar and aluminum cap stamped Do. Co. in well;

thence North 01°01'12" East, 860.35 feet along the west section line of said Section 34 to the Point of Beginning;

thence continuing along said section line North 01°01'12" East, 1,788.68 feet to the East 1/4 corner, a 5/8" rebar with plastic cap, P.L.S. 6899;

thence South 89°18'41" East, 1323.98 feet along the one-quarter section line of said Section 34 to a point on the West one-sixteenth line of said Section 34;

thence South 00°59'03" West, 647.43 feet along said west one-sixteenth line;

thence South 89°00'57" East, 8.92 feet to the Northwest corner of the parcel shown as James Decker Family Trust on the Record of Survey for John and Andrae (Jody) Laxague, filed in the Douglas County Recorder's Office on October 2, 1986, in Book 1086, at Page 169, as Document No. 142028;

thence South 01°14'03" West, 666.91 feet to a 5/8" rebar and (melted) plastic cap, the Southwest corner of said James Decker Family Trust parcel;

thence South 01°15'57" West 1283.98 feet to a point on the North right-of-way of Toler Lane as shown on said record of Survey No. 23 for Douglas County;

thence North 89°20'34" West, 536.92 feet along said North right-of-way;

thence along the arc of a non-tangent curve to the left, concave to the Northwest, having a radius of 20.00 feet, central angle of 90°00'00", arc length of 31.42 feet and chord bearing North 45°39'26" East;

thence North 00°39'26" East, 771.35 feet;

thence along the arc of a curve to the left having a radius of 20.00 feet, central angle of 90°04'28" and arc length of 31.44 feet;

thence North 89°25'02" West, 783.22 feet to the Point of Beginning.

Reference is made to Record of Survey to Support a Boundary Line Adjustment and filed for record with the Douglas County Recorder on June 21, 1995, in Book 695, at Page 3371, as Document No. 364543, Official Records of Douglas County, Nevada.

Excepting therefrom, that portion conveyed to Douglas County, a political Subdivision of the State of Nevada, by Grant, Bargain and Sale Deed recorded August 15, 2019, as Document No. 2019-933728, Official Records, and Re-Recorded December 20, 2019, as Document No. 2019-940010, Official Records, and Recorded April 22, 2020, as Document No. 2020-945079, Official Records

APN: 1320-34-002-001

Note: Document No. 2020-949361 is provided pursuant to the requirements of Section 6.NRS 111.312.