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DK

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) Phone: (800) 331-3282 Fax: (818) 662-4141	
B. E-MAIL CONTACT AT FILER (optional) CLS-CTLS_Glendale_Customer_Service@wolterskluwer.com	
C. SEND ACKNOWLEDGMENT TO: (Name and Address) 9418 - BB & T - MASTER RETURN TO: CT Lien Solutions P.O. Box 29071 Glendale, CA 91209-9071 51220632 IAIA FIXTURE	
File with: Polk, IA	



Doc ID: 030319870007 Type: GEN
Kind: UCC2
Recorded: 12/02/2015 at 10:23:07 AM
Fee Amt: \$37.00 Page 1 of 7
Polk County Iowa
JULIE M. HAGGERTY RECORDER
File# 2015-00158804

BK 15824 PG 767-773

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 Twin Restaurant Des Moines, LLC					
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
1c. MAILING ADDRESS 4570 University Avenue		CITY West Des Moines	STATE IA	POSTAL CODE 50266	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 Branch Banking and Trust Company					
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
3c. MAILING ADDRESS P O Box 1626		CITY Wilson	STATE NC	POSTAL CODE 27894-9961	COUNTRY USA

4. COLLATERAL: This financing statement covers the following collateral:
Goods, including all Fixtures, specifically described as follows:

[IF FURNITURE, FIXTURES - USER TO SPECIFICALLY DESCRIBE FURNITURE/FIXTURES AND PROVIDE LEGAL DESCRIPTION FOR THE UCC FINANCING STATEMENT ADDENDUM], general intangibles including all payment intangibles, copyrights, trademarks, patents, trade names, tax refunds, company records (paper and electronic), rights under equipment leases, warranties, software licenses, supporting obligations, and all proceeds (cash and non-cash) and products of the foregoing. Notice: pursuant to an agreement between Debtor and Secured Party, Debtor has agreed not to grant subsequent security interests in the collateral described herein.

5. Check <u>only</u> if applicable and check <u>only</u> one box: Collateral is <input type="checkbox"/> held in a Trust (see UCC1Ad, item 17 and Instructions) <input type="checkbox"/> being administered by a Decedent's Personal Representative					
6a. Check <u>only</u> if applicable and check <u>only</u> one box: <input type="checkbox"/> Public-Finance Transaction <input type="checkbox"/> Manufactured-Home Transaction <input type="checkbox"/> A Debtor is a Transmitting Utility			6b. Check <u>only</u> if applicable and check <u>only</u> one box: <input type="checkbox"/> Agricultural Lien <input type="checkbox"/> Non-UCC Filing		
7. ALTERNATIVE DESIGNATION (if applicable): <input type="checkbox"/> Lessee/Lessor <input type="checkbox"/> Consignee/Consignor <input type="checkbox"/> Seller/Buyer <input type="checkbox"/> Bailee/Bailor <input type="checkbox"/> Licensee/Licensor					
8. OPTIONAL FILER REFERENCE DATA: 51220632 8712071 Commercial					

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

Twin Restaurant Des Moines, LLC

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):

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:

4570 University Avenue, West Des Moines, IA 50266
see attached.

17. MISCELLANEOUS: 51220632-IA-153 9418 - BB & T - MASTER NC

Branch Banking and Trust Company

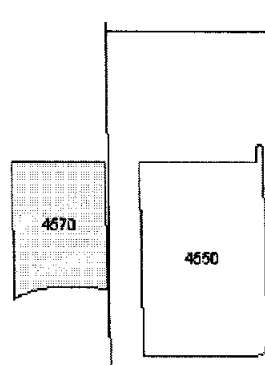
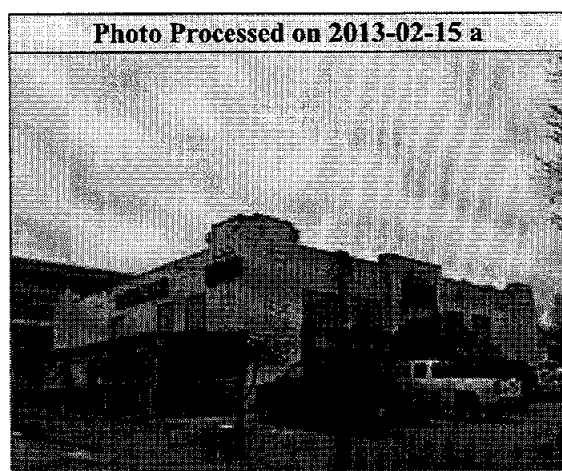
File with: Polk, IA

8712071 Commercial

Polk County Assessor111 Court Avenue #195
Des Moines, IA 50309-0904(515) 286-3014 Fax (515) 286-3386
polkweb@assess.co.polk.ia.us

Location					
Address	4570 UNIVERSITY AVE				
City	WEST DES MOINES	Zip	50266	Jurisdiction	West Des Moines
District/Parcel	320/01438-101-000	Geoparcels	7825-05-101-005	Status	Active
School	West Des Moines	Nbhd/Pocket	WD01/A	Submarket	Western Suburbs
Appraiser	Mark Patterson, CAE, CCIM, ICA 515-286-3148				

Map and Current Photos - 1 Record

<p>Click on parcel to get a new listing</p>  <p style="text-align: center;"> Bigger Map Google Map Pictometry </p>	<p>Photo Processed on 2013-02-15 a</p> 
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Historical Photos**Ownership - 1 Record**

Ownership	Num	Name	Recorded	Book/Page
Title Holder	1	HAND CUT STEAKS ACQUISITIONS INC	2005-02-22	10944/33

Legal Description and Mailing Address

LT 1 DON PABLO'S	HAND CUT STEAKS ACQUISITIONS INC 5 SHACKLEFORD PLZ STE 100 LITTLE ROCK, AR 72211
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Current Values

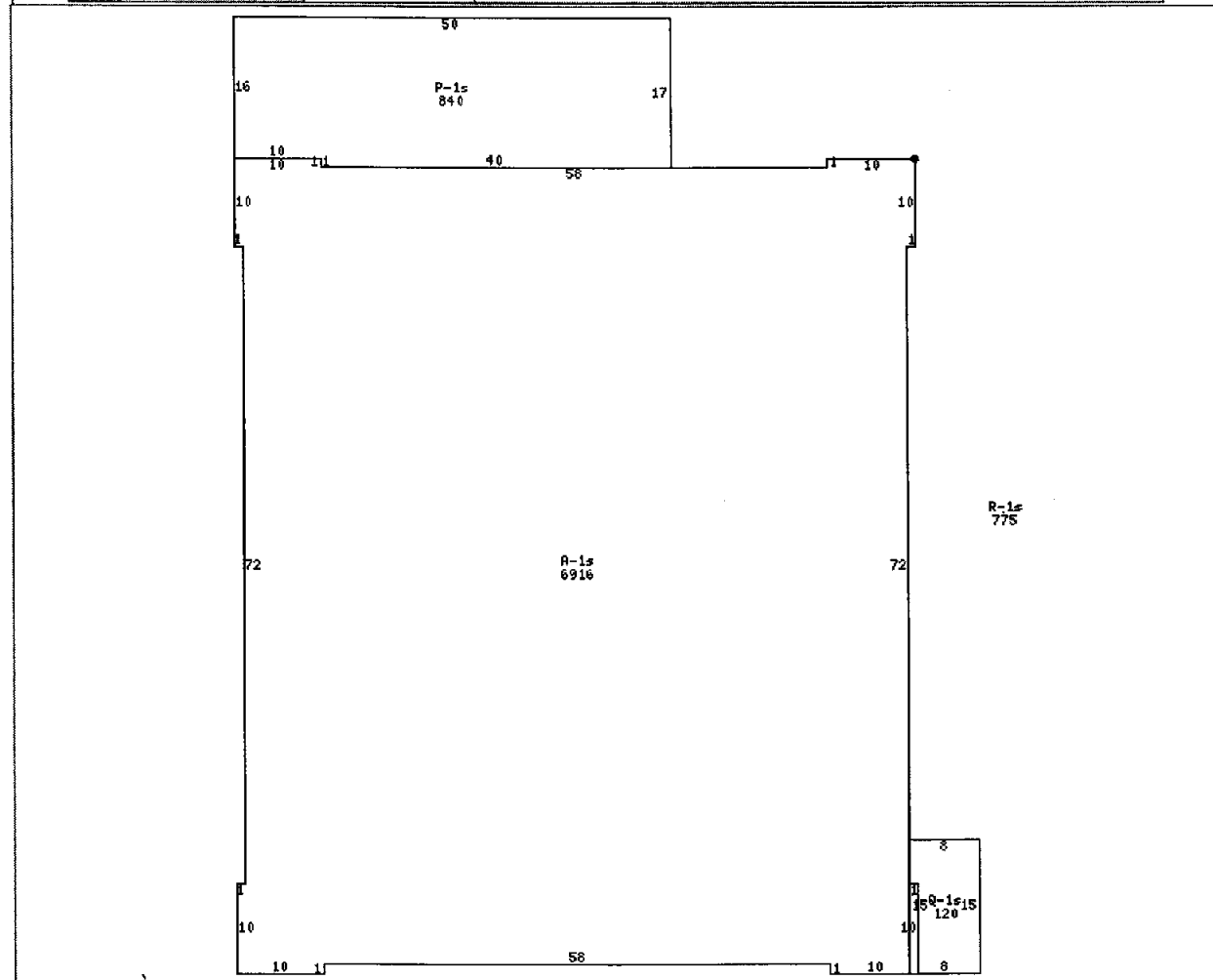
Type	Class	Kind	Land	Bldg	Total
2015 Value	Commercial	Full	\$840,000	\$770,000	\$1,610,000

Assessment Roll Notice**Auditor Adjustments to Value**

Category	Name	Information
2014 Business Property Tax Credit	RANDY BELL	Application 6018

Zoning - 1 Record					
Zoning	Description		SF	Assessor Zoning	
PUD OFFICE	Office Planned Unit Development			Office	
City of West Des Moines Department of Community Development 515 222 3620 (2009-04-23)					
Land					
Square Feet	73,100	Acres	1.678	Year Platted	1986
Topography	Blank	Shape	Rectangular	Vacancy	Blank
Unbuildable	Blank				
Commercial Summary					
Occupancy	Restaurant Tavern	Age, Weighted	1998	Total Story Height	1
Land Area	73,100	Gross Area	6,916	Finished Area	6,916
Unfinished Bsmnt Area	0	Finished Bsmnt Area	0	Number of Units	0
Primary Group	Restaurant	Percent Primary Group	100.00	Percent Secondary Group	0.00
Grade, Weighted	2/Grade 2	Bldg Class, Weighted	2/Brick or Masonry	Condition, Weighted	NM/Normal
Ground Floor Area	6,916	Perimeter	348		
Commercial Sections - 1 Record					
Commercial Section #101					
Section Multiplier	1	Occupancy	Restaurant Tavern	Foundation	Concrete
Submerged	No	Exterior Wall	Brick on Masonry	Insulation	Yes
Roof	Flat	Roof Material	Rubber Membrane	Covered Area	920
Covered Quality	Normal	Wiring	Adequate	Plumbing	Adequate
Total Story Height	1	Frame Type	Steel	Fireproof Construction	No
Bldg Class	Brick or Masonry	Total Section Area	6,916	Ground Floor Area	6,916
Perimeter	348	Grade	2+00	Year Built	1998
Year Remodel	2012	Condition	Normal		
Misc Improve	ENCLOSED AREA IN BACK FOR STORAGE AND GARBAGE, ROOF PRICED IN COVER 115 LF WALL 8 HIGH WITH CONC FLR 775 SF				
Comment	Front covered deck - Sketch area P				

Commercial Groups - 1 Record					
Commercial Group #101 1					
Use Code	Restaurant	Base Story	1	Number Stories	1
Total Group Area	6,916	Base Floor Area	6,916	Wall Height	20
Heating	Package	Air Conditioning	Yes	Sprinkler	Wet
Night Deposit	No	Auto Bank System	No	Security System	No
Exhaust System	No				



Detached Structures - 1 Record					
Detached Structure #101					
Occupancy	Asphalt Paving	Measurement Code	Square Feet	Measure 1	60,000
Grade	4	Year Built	1998	Condition	Normal
Comment	LOCATED ON PALISADES GEOPARCEL 7825-05 -101-002 EASEMENT FOR 150 SPACES				

Sales - 2 Records					
Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page

Seller	Buyer	Sale Date	Sale Price	Instrument	Book/Page
DON PABLOS OPERATING CORP F/N/A DF&R	HAND CUT STEAKS OF DES MOINES, INC	<u>2003-02-18</u>	\$1,150,000	Deed	<u>9654/376</u> ^{EB}
FOUNTAIN THREE AN IOWA GENERAL PARTNSHP	DF&R OPERATING CO, INC.	<u>1998-07-10</u>	\$1,000,000	Deed	<u>8020/155</u> ^{EB}

Permits - 26 Records

Year	Type	Permit Status	Application	Description
Current	Permit	To Work	2015-05-15	alterations/signs
2015	Permit	No Add	2014-07-16	alterations/signs (30 sf)
2015	Permit	No Add	2014-06-19	alterations/signs (30 sf)
2015	Permit	No Add	2014-05-15	alterations/signs (30 sf)
2013	Permit	Complete	2012-05-17	alterations/signs (43 sf)
2013	Permit	Complete	2012-05-17	alterations/signs (50 sf)
2013	Permit	Complete	2012-05-17	alterations/signs (30 sf)
2013	Permit	Complete	2012-02-22	alterations/tenant finish (1000 sf)
2010	Permit	No Add	2009-09-22	alterations/kitchen
2010	Permit	No Add	2009-07-08	alterations/signs
2010	Permit	No Add	2009-07-08	alterations/signs
2009	Pickup	No Add	2008-06-03	review value/board of review
2009	Pickup	No Add	2006-06-06	review value/board of review
2008	Pickup	Pass	2006-06-06	review value/board of review
2007	Pickup	Pass	2006-06-06	review value/board of review
2006	Permit	No Add	2005-11-02	alterations/signs
2005	Permit	No Add	2004-07-27	alterations/signs
2005	Permit	No Add	2004-07-27	alterations/signs
2004	Permit	No Add	2003-04-07	alterations/signs
2004	Permit	No Add	2003-04-07	alterations/signs
2004	Permit	No Add	2003-04-07	alterations/signs
2004	Permit	No Add	2003-04-07	alterations/signs (9 sf)
2004	Permit	No Add	2003-04-07	alterations/signs
2004	Permit	No Add	2003-04-07	alterations/signs
2004	Permit	No Add	2003-04-07	alterations/signs
2004	Permit	No Add	2003-03-27	alterations/remodel (6863 sf)

Historical Values

Yr	Type	Class	Kind	Land	Bldg	Total
2015	<u>Assessment Roll</u>	Commercial	Full	\$840,000	\$770,000	\$1,610,000
2013	<u>Assessment Roll</u>	Commercial	Full	\$840,000	\$670,000	\$1,510,000
2011	<u>Assessment Roll</u>	Commercial	Full	\$842,100	\$507,900	\$1,350,000

Yr	Type	Class	Kind	Land	Bldg	Total
2010	<u>Board Action</u>	Commercial	Full	\$842,100	\$507,900	\$1,350,000
2009	<u>Assessment Roll</u>	Commercial	Full	\$842,100	\$507,900	\$1,350,000
2008	<u>Board Action</u>	Commercial	Full	\$842,100	\$707,900	\$1,550,000
2007	<u>Assessment Roll</u>	Commercial	Full	\$842,100	\$857,900	\$1,700,000
2006	<u>Board Action</u>	Commercial	Full	\$802,000	\$898,000	\$1,700,000
2005	<u>Assessment Roll</u>	Commercial	Full	\$802,000	\$1,021,000	\$1,823,000
2003	<u>Board Action</u>	Commercial	Full	\$697,000	\$954,000	\$1,651,000
2003	<u>Assessment Roll</u>	Commercial	Full	\$697,000	\$954,000	\$1,651,000
2001	<u>Assessment Roll</u>	Commercial	Full	\$658,000	\$900,000	\$1,558,000

This template was last modified on Tue Mar 31 13:28:41 2015.