

File Number: 20220131001781662

Date Filed: 1/31/2022 1:55 PM

John R. Ashcroft  
Secretary of State

**UCC FINANCING STATEMENT**

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER [optional]	
Margaret Wall	(314) 505-8800
B. E-MAIL CONTACT AT FILER (optional)	
margee.wall@nortonrosefulbright.com	
C. SEND ACKNOWLEDGMENT TO: (Name and Address)	
Margaret Wall 7676 Forsyth Blvd Suite 2230 Saint Louis, MO 63105-4141	

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

Page 1 of 1

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 the 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					
EPPS BRIDGE CENTRE II CWC, L.L.C.					
OR	1b. INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIALS	SUFFIX
1c. MAILING ADDRESS		CITY	STATE	POSTAL CODE	COUNTRY
6445 Powers Ferry Road, Suite 120		Atlanta	GA	30339	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 the 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)/INITIALS	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					
OCONEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY					
OR	3b. INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS		CITY	STATE	POSTAL CODE	COUNTRY
23 N. Main Street, P.O. Box 145		Watkinsville	GA	30677	USA

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

See Exhibit A attached hereto.

5. Check only if applicable and 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 only one box:

Public-Finance Transaction  Manufactured-Home Transaction  A Debtor is a Transmitting Utility

6b. Check only if applicable and only one box:

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

EPPS Bridge Center II CWC, L.L.C. - MO SOS - 1001161311

**EXHIBIT A TO UCC- FINANCING STATEMENT**

**DEBTOR:** EPPS BRIDGE CENTRE II CWC, L.L.C.

**SECURED PARTY:** OCONEE COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY

This financing statement covers the following property:

1. All of Debtor's present and future right, title and interest (but none of the obligations of Debtor) in and to the EPPS Bridge Defeasance Trust, DST, a Delaware statutory trust (the "*Defeasance Trust*"), under that certain Trust Agreement dated as of December 6, 2021 by and among EPPS BRIDGE CENTRE II CWC, L.L.C., as Depositor, Epps Bridge Trust Manager, LLC, as Manager, and The Corporation Trust Company, as Trustee (as the same may be amended, modified, restated or replaced from time to time, the "*Defeasance Trust Agreement*"), together with all present and future right, title and interest in and to any and all monies distributable and hereafter becoming distributable to Debtor thereunder, including without limitation assets, distributions, income, profits, surplus, damages, awards, money and other considerations (the "*Trust Distributions*").

2. All claims and other monies and claims due or to become due or distributable to Debtor in respect of the Trust Distributions and the Defeasance Trust Agreement.

3. All other rights of Debtor in respect of the Defeasance Trust, the Defeasance Trust Agreement and the Trust Distributions, including, without limitation, rights of Debtor, if any, to appoint, remove and/or replace, or consent to the appointment, removal and/or replacement, of trustees or managers thereunder.

4. Any and all proceeds of any and all of the foregoing.