

Rebecca Keaton

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"Term 1"

REBECCA KEATON
CLERK OF SUPERIOR COURT Cobb Cty. GA.

AFTER RECORDING PLEASE RETURN TO
INSUREPROPS, LLC
4833 SOUTH COBB DRIVE # 100
SMYRNA, GA 30080

UCC FINANCING STATEMENT
FOLLOW INSTRUCTIONS

A NAME & PHONE OF CONTACT AT FILER (optional) William T. Conroy, Esq. (727) 800-5980
B E-MAIL CONTACT AT FILER (optional) willc@jpfirm.com
C SEND ACKNOWLEDGMENT TO (Name and Address) <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 5px auto;"> Johnson, Pope, Bokor, Ruppel & Burns, LLP 333 3rd Avenue North, Suite 200 St. Petersburg, Florida 33701 </div>

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 CONCORDE EAST-WEST COBB, LLC				
OR				
1b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
1c MAILING ADDRESS 301 Yamato Road, Suite 1240				
CITY Boca Raton		STATE FL	POSTAL CODE 33431	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 Osprey Capital Fund, LLC				
OR				
3b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
3c MAILING ADDRESS 142 W. Platt Street, Suite 118				
CITY Tampa		STATE FL	POSTAL CODE 33606	COUNTRY USA

4 COLLATERAL This financing statement covers the following collateral

All proceeds, increases, substitutions, replacements, additions and accessories to and the real and personal property set forth on Schedule A attached hereto.

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
Filed - Cobb County, Georgia Clerk of Superior Court

37

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	
CONCORDE EAST-WEST COBB, 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 <input checked="" type="checkbox"/> This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS (if applicable)	14 This FINANCING STATEMENT <input type="checkbox"/> covers timber to be cut <input type="checkbox"/> covers as-extracted collateral <input checked="" type="checkbox"/> 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 See Schedule A attached hereto.
17 MISCELLANEOUS	

**SCHEDULE A
TO UCC FINANCING STATEMENT**

1. DEBTOR: CONCORDE EAST-WEST COBB, LLC, a Georgia limited liability company
2. SECURED PARTY: OSPREY CAPITAL FUND, LLC, a Florida limited liability company
3.
 - (a) All right, title and interest in and to all leases or subleases covering the Premises or any portion thereof now or hereafter existing or entered into, and all right, title and interest, without limitation, in all cash or security deposits, advance rentals, and deposits or payments of similar nature;
 - (b) All right, title and interest in and to all options to purchase or leases of the Premises or any portion thereof or interest therein, and any greater estate in the Premises hereafter acquired;
 - (c) All interest, estate or other claims, both in law and in equity, now owned or hereafter acquired in the Premises;
 - (d) All easements, rights-of-way and rights used in connection therewith or as a means of access thereto and tenements, hereditaments and appurtenances thereof and thereto; all right, title and interest in and to any streets and roads abutting said Premises to the center lines thereof and in and to any strips or gores of land therein; all water, sanitary and storm systems that are now or hereafter located on or adjacent to the Premises; and all gas and oil rights, mineral rights, aquifer rights, air rights, timber rights and riparian and littoral rights pertaining to the Premises;
 - (e) All machinery, apparatus, equipment, fittings, fixtures and articles of personal property of every kind and nature whatsoever, now owned, or hereafter acquired and which is now or will hereafter be located in or upon the Premises, or any part thereof, and used or usable in connection with the use and operation of buildings or for use in any construction being conducted on the Premises (hereinafter called the "Building Equipment"), it being understood and agreed that all Building Equipment is part and parcel of the Premises and appropriated to the use thereof, whether affixed or annexed to the Premises or not;
 - (f) All awards and proceeds by virtue of any taking of all or any part of the Premises by condemnation or exercise of the right of eminent domain or other taking;
 - (g) All rents, issues and profits of the Premises and all estate, right, title and interest of every nature whatsoever; and
 - (h) All contracts, licenses, permits, vested rights in zoning or density, plans, specifications, prepaid fees, taps and impact fees attributable to the Premises, now or hereafter acquired.

Future advances are covered; all insurance and other proceeds of all of the foregoing are covered.

The real property affected by this Financing Statement, herein referred to as Premises, is described on Exhibit "A" attached hereto and incorporated herein by reference.

EXHIBIT "A"
LEGAL DESCRIPTION OF PREMISES

All that tract or parcel of land lying and being in Land Lots 924, 925, 926 and 927 of the 19th District, 2nd Section, Cobb County, Georgia, and being more particularly described as follows

To find the Point of Beginning, commence at the intersection of the Southerly right of way of the East West Connector Road (having a variable right of way) with the Easterly right of way of Floyd Road (having a variable right of way), thence 1,687.25 feet along the Southerly right of way of the East West connector to a point, and the Point of Beginning

Thence from said Point of Beginning and continuing along said Southerly right of way the following calls and distances South 76° 44' 03" East, 34.19 feet to a right of way monument found; thence along a curve to the left having a radius of 5819.58 feet for an arc length of 490.83 feet, being subtended by a chord of South 79° 01' 44" East, 490.69 feet to a point; thence along a curve to the left having a radius of 5819.58 feet for an arc length of 397.63 feet, being subtended by a chord of South 83° 24' 09", 397.55 feet to a point; thence leaving said Southerly right of way South 01° 09' 25" West, 264.55 feet to a ½" rebar found, thence North 85° 11' 14" West, 35.00 feet to a ½" rebar found, thence South 18° 57' 12", 532.84 feet to a point, thence North 88° 50' 35" West, 724.45 feet to a ½" rebar found, thence North 01° 45' 55" East, 139.07 feet to a point; thence North 01° 45' 55" East, 759.14 feet to the Point of Beginning

Containing 695,421 square feet or 15.961 acres of land, more or less

Less and except the following described parcel of land

All that tract or parcel of land lying and being in Land Lot 925 of the 19th District 2nd Section, Cobb County, Georgia, and being more particularly described as follows

To find the Point of Beginning, commence at the intersection of the Southerly right of way of the East West Connector (having a variable right of way) with the Easterly right of way of Floyd Road (having a variable right of way), thence 1,687.25 feet along the Southerly right of way of the East West Connector to a point, and the Point of Beginning.

Thence from said Point of Beginning and continuing along said Southerly right of way the following calls and distances South 76° 44' 03" East, 34.19 feet to a right of way monument found, thence along a curve to the left having a radius of 5819.58 feet for an arc length of 490.83 feet, being subtended by a chord of South 79° 01' 44" East, 490.69 feet to a point, thence leaving said Southerly right of way South 19° 14' 05" West, 65.17 feet to a point, and the Point of Beginning.

Thence from said Point of Beginning South 00° 00' 06" West, 41.42 feet to a point; thence North 89° 59' 54" West, 6.88 feet to a point, thence South 00° 00' 06" West, 127.66 feet to a point, thence North 89° 59' 54" West, 40.82 feet to a point; thence North 00° 00' 06" East, 15.33 feet to a point, thence North 89° 59' 54" West, 14.00 feet to a point, thence North 00° 00' 06" East 112.33 feet to a point, thence North 89° 59' 54" West, 6.88 feet to a point, thence North 00° 00' 06" East, 41.42 feet to a point thence South 89° 59' 54" East, 68.58 feet to the Point of Beginning

Containing 9,624 square feet or 0.221 acres of land, more or less

Together with rights and benefits pursuant to the following:

1 Easements with Covenants and Restrictions affecting land between Wal-Mart Real Estate Business Trust, a Delaware Business Trust, Jacoby Lindbergh Properties II, L.L.C., Austell Shops Associates, L.L.C. and Gipson/East-West, L.L.C., a Georgia limited liability company, dated January 14, 1999, filed January 19, 1999 and recorded in Deed Book 12108 page 162, aforesaid records, as amended by First Amendment to Easements with Covenants and Restrictions affecting land, dated January 31, 2000, filed February 2, 2000 and recorded in Deed Book 13239, Page 4333, aforesaid records, as further amended by First Amendment to Easements with Covenants and Restrictions affecting land, dated June 16, 2003, filed July 21, 2003 and recorded in Deed Book 13798, Page 884, aforesaid records, as further affected by Notice of Interest dated August 20, 2004 filed September 3, 2004 and recorded in Deed Book 14036, Page 6383, aforesaid records

2 Declaration of Reciprocal Easements and Covenants by Gipson/East-West, L.L.C., dated September 6, 2001, filed October 11, 2001 and recorded in Deed Book 13429, Page 4758, aforesaid records.

Also described as follows.

All that tract or parcel of land lying and being in Land Lots 924, 925, 926 and 927 of the 19th District, 2nd Section of Cobb County, Georgia, and being more particularly described as follows

To find the True Point of Beginning commence at a concrete monument found at the mitered intersection of the Easterly right-of-way line of Floyd Road (a variable right-of-way) and the Southerly right-of-way line of the East-West Connector Road (right-of-way vanes) and run thence in an Easterly direction along the Southerly right-of-way line of the East-West Connector Road, a distance of 1,687.25 feet to an iron pin found and the True Point of Beginning; from said True Point of Beginning continue along the Southerly right-of-way line of the East-West Connector Road, South 76 degrees 44 minutes 03 seconds East a distance of 34.19 feet to a concrete monument found thence continuing along said Southerly right-of-way line along the arc of a 5,819.58 foot radius curve an arc distance of 490.83 feet, said arc being subtended by a chord lying to the North thereof and having a bearing of South 79 degrees 01 minutes 44 seconds East and a chord distance of 490.69 feet, thence continuing along said Southerly right-of-way line along the arc of a 5,819.58 foot radius curve an arc distance of 397.63 feet, said arc being subtended by a chord lying to the North thereof and having a bearing of South 83 degrees 24 minutes 09 seconds East and a chord distance of 397.55 feet; thence leaving the East-West Connector Road Southerly right-of-way, South 10 degrees 09 minutes 25 seconds West a distance of 264.55 feet to an iron pin found, thence North 85 degrees 11 minutes 14 seconds West for a distance of 35 feet to an iron pin found, thence South 18 degrees 57 minutes 12 seconds West of a distance of 532.84 feet to an iron pin found, thence North 88 degrees 50 minutes 35 seconds West for a distance of 724.45 feet to an iron pin found, thence North 01 degrees 45 minutes 55 seconds East for a distance of 898.21 feet to an iron pin found and the True Point of Beginning

Less and except from the above described property that portion of subject property conveyed by Limited Warranty Deed from Gipson/East-West, LLC to Halle Properties, LLC dated September 7, 2001, recorded in Deed Book 13429, page 4798, Cobb County, Georgia Records

Said tract containing 15.740 acres and being more particularly shown on that certain ALTA ACSM Land Title Survey for Sun Life Assurance Company of Canada (U.S.), Gipson/East-West, L.L.C. & Chicago Title Insurance Company dated August 3, 2004, last revised August 19, 2004, by Terramark Land Surveying, Inc., William C. Wohlford, Jr., GRLS No 2577

Together with Easements with Covenants and Restrictions affecting land between Wal-Mart Real Estate Business Trust, Jacob/Lindbergh Properties II, L.L.C., Austell Shops Associates, L.L.C. and Gipson/East-West, L.L.C., dated as of January 14, 1999, recorded in Deed Book 12108 page 162, Cobb County, Georgia Records, as affected by First Amendment to Easements with Covenants and Restrictions Affecting Land, dated January 31, 2000, recorded in Deed Book 13239, page 4333, aforesaid records, and as further amended by Amendment dated June 16, 2003, recorded in Deed Book 1798, page 884, aforesaid records

Rebecca Keaton

REBECCA KEATON
CLERK OF SUPERIOR COURT COBB Cty. GA.

R
"TERM"

UCC FINANCING STATEMENT
FOLLOW INSTRUCTIONS

AFTER RECORDING PLEASE RETURN TO
INSUREPROPS, LLC
4833 SOUTH COBB DRIVE # 100
SMYRNA, GA 30080

A NAME & PHONE OF CONTACT AT FILER (optional) William T. Conroy, Esq. (727) 800-5980
B E-MAIL CONTACT AT FILER (optional) willc@jpfirm.com
C SEND ACKNOWLEDGMENT TO (Name and Address) Johnson, Pope, Bokor, Ruppel & Burns, LLP 333 3rd Avenue North, Suite 200 St. Petersburg, Florida 33701

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				
OR				
1b INDIVIDUAL'S SURNAME LeBas	FIRST PERSONAL NAME Joseph	ADDITIONAL NAME(S)/INITIAL(S) C.	SUFFIX Jr.	
1c MAILING ADDRESS 301 Yamato Road, Suite 1240	CITY Boca Raton	STATE FL	POSTAL CODE 33431	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 CONCORDE GROUP HOLDINGS, LLC				
OR				
2b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
2c MAILING ADDRESS 301 Yamato Road, Suite 1240	CITY Boca Raton	STATE FL	POSTAL CODE 33431	COUNTRY USA

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 Osprey Capital Fund, LLC				
OR				
3b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
3c MAILING ADDRESS 142 W. Platt Street, Suite 118	CITY Tampa	STATE FL	POSTAL CODE 33606	COUNTRY USA

4 COLLATERAL This financing statement covers the following collateral

All of the Debtor's collective ownership interest in CONCORDE EAST-WEST COBB, LLC, a Georgia limited liability company, which interest represents one hundred percent (100%) of shares of the total membership interest in CONCORDE EAST-WEST COBB, LLC, owned by Debtor.

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
Filed - Cobb County, Georgia Clerk of Superior Court

38