

2/23/2022 12:05 PM  
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 TOTAL FEE: 25.00  
 BY: JAS  
 PG #: 6  
 RECORDED AS PRESENTED

STATE OF INDIANA  
 LAKE COUNTY  
 FILED FOR RECORD  
 GINA PIMENTEL  
 RECORDER

**UCC FINANCING STATEMENT**  
 FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT SUBMITTER (optional) CSC 1-800-858-5294	
B. E-MAIL CONTACT AT SUBMITTER (optional) SPRFiling@cscglobal.com	
C. SEND ACKNOWLEDGMENT TO: (Name and Address)	
2706 37238 CSC 801 Adlai Stevenson Drive Springfield, IL 62703	Filed In: Indiana (Lake)
SEE BELOW FOR SECURED PARTY CONTACT INFORMATION	

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 <b>COPROCK LLC</b>				
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS <b>7507 Taft Street, Suite 4</b>				
	CITY <b>Merrillville</b>	STATE <b>IN</b>	POSTAL CODE <b>46410</b>	COUNTRY <b>USA</b>

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 <b>Construction Loan Services II, LLC</b>				
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS <b>1019 39th Ave SE Ste 220</b>				
	CITY <b>Puyallup</b>	STATE <b>WA</b>	POSTAL CODE <b>98374</b>	COUNTRY <b>USA</b>

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

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"/> Bailor/Bailor <input type="checkbox"/> Licensee/Licensor	
8. OPTIONAL FILER REFERENCE DATA:	

2706 37238

# NOT AN OFFICIAL DOCUMENT

**Debtor:** Coppock LLC  
an Indiana limited liability company

**Secured Party:** Construction Loan Services II, LLC  
a Washington limited liability company



## UCC1 FINANCING STATEMENT

### EXHIBIT A – ADDENDUM TO ITEM 4, COLLATERAL

The collateral shall include each and all of the following:

All appurtenances, permits, plans, licenses, subdivision rights, contracts, contract rights, and other property and interests of any kind or character; including all water and sewer taps belonging to or in any way related to or appurtenant to, the real property described on EXHIBIT A-1 attached hereto (the "**Land**"), that may be reasonably necessary or desirable to promote the present and any reasonable future beneficial use and enjoyment of the Land and all improvements thereon (the "**Improvements**"), and the Land, Improvements, related real property, and all personal property now or hereafter installed on or used in connection with the Land and/or Improvements, the "**Project**");

All existing and future leases, subleases, sub-tenancies, licenses, occupancy agreements, and concessions relating to the use and enjoyment of all or any part of the Project, written or oral, now in existence or hereafter arising, and extensions or renewals thereof, together with the right, power, and authority of Debtor to alter, modify or change the terms thereof or surrender, cancel or terminate the same, and any and all deposits, guaranties and other agreements relating to or made in connection with any of the foregoing;

All goods, materials, supplies, chattels, furniture, appliances, furnishings, fixtures, equipment and machinery now or later to be attached to, placed in or on, or used in connection with the use, enjoyment, occupancy or operation of all or any part of the Project, whether stored on the Land or elsewhere;

All building materials, equipment, work in process or other personal property of any kind, whether stored on the Land or elsewhere, that have been or later will be acquired for the purpose of being delivered to, incorporated into, or installed in or about the Land or Improvements;

All of Debtor's interest in and to the proceeds of the Secured Party's loan or loans to Debtor, whether disbursed or not All present and future monetary deposits given by Debtor to any public or private utility with respect to utility services furnished to the Land or Improvements; and any accounts established in connection with the Secured Party's loan or loans to Debtor;

All income, rents, security or similar deposits, revenues, issues, royalties, profits, leases, earnings, products and proceeds of the Land or Improvements, including, without limitation, all rights to the payment of money, accounts, accounts receivable, reserves, deferred payments, refunds, cost savings, insurance or condemnation proceeds, payments and deposits, and any proceeds from the sale of any lots comprising the Land and any residences constructed thereon, and any deposits on account thereof;

All contracts of every kind relating to development, construction, marketing, and sale of the Project, including, without limitation, any construction contracts and subcontracts, contracts with architects, engineers, and other service providers, supply contracts, consulting agreements, financing commitments and agreements, joint development agreements, service and maintenance agreements, marketing and listing agreements, lot reservation agreements, and purchase and sale agreements, and any other existing and future contracts of any kind relating to the Project, together with all deposits, escrows, payments, or other proceeds thereunder, as well as all existing and future amendments, modifications, and supplements thereof; and all designs, drawings, plans, specifications, trademarks, logos, and other work product prepared or to be prepared in connection with the development, construction, marketing, and sale of the Project, together with all existing and future amendments, modifications, and supplements thereof;

All insurance policies pertaining to the Collateral or Debtor's operations thereon; together with all proceeds thereof and rights thereto, including: all unearned premiums returnable upon cancellation; all claims to and demands for them, of the voluntary or involuntary conversion of any of the Land, Improvements or the other Collateral described above into cash or liquidated claims,

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**Debtor:** Coppock LLC  
an Indiana limited liability company



**Secured Party:** Construction Loan Services II, LLC  
a Washington limited liability company

including proceeds of all present and future fire, hazard or casualty insurance policies and all condemnation awards or payments now or later to be made by any public body or decree by any court of competent jurisdiction for any taking or in connection with any condemnation or eminent domain proceeding, and all causes of action and their proceeds for any damage or injury to the Land, Improvements or the other Collateral described herein or any part of that Collateral, or breach of warranty in connection with the construction of the Improvements, including causes of action arising in tort, contract, fraud or concealment of a material;

Any and all personal property of any kind whatsoever, whether tangible or intangible, that is used or will be used in construction of, or is or will be placed upon or is derived from or used in any connection with the use, occupancy or enjoyment of, the Land or Improvements;

All books and records pertaining to any and all of the property described above, including records stored on computer readable media, and a limited sublicense to use the computer hardware or software necessary to access such records;

All of Debtor's right, title and interest in and to any and all units, declarant rights, and any other rights relating to the Land or the Improvements, whether now existing or subsequently arising, under any and all covenants, conditions, restrictions, development agreements, laws or other agreements now existing or later enacted relating to the Land and Improvements, including, without limitation, those relating to condominiums; and

All proceeds of, supporting obligations for, additions and accretions to, substitutions and replacements for, and changes in any of the property described above.

Property of Lake County Recorder

# NOT AN OFFICIAL DOCUMENT

**Debtor:** Coppock LLC  
an Indiana limited liability company



**Secured Party:** Construction Loan Services II, LLC  
a Washington limited liability company

**EXHIBIT A-1 TO UCC FINANCING STATEMENT**  
**LOAN NO. 73620**

For APN/Parcel ID(s): 45-12-17-454-013.000-030

**PARCEL 1:**

ALL OF BROOKSTONE NORTH, SECOND AMENDMENT TO BROOKSTONE ESTATES PHASE 2, A PLANNED UNIT DEVELOPMENT AS SHOWN IN PLAT BOOK 113, PAGE 48 RECORDED AS DOCUMENT NUMBER 2020-051724 ON AUGUST 10, 2020 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

**PARCEL 1A:**

ALL OF BROOKSTONE NORTH CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME AS CREATED BY A DECLARATION RECORDED IN INSTRUMENT NUMBER 2023-016010 AND AS BUILT FLOOR PLANS RECORDED AS INSTRUMENT NUMBER 2023-016009, PLAT 117, PAGE 20 AND ANY ADDITIONAL SUPPLEMENTAL DECLARATIONS AND/OR AMENDMENTS THERETO WHICH ARE RECORDED IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS AND LIMITED COMMON AREAS.

For APN/Parcel ID(s): 45-12-17-452-002.000-030

**PARCEL 2:**

LOT 1, CLUBHOUSE BUILDING, IN AMENDED BROOKSTONE ESTATE PHASE 2, A PLANNED UNIT DEVELOPMENT, AN ADDITION TO THE TOWN OF MERRILLVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 101, PAGE 56, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

For APN/Parcel ID(s): 45-12-17-453-013.000-030, 45-12-17-453-021.000-030, 45-12-17-453-023.000-030 and 45-12-17-453-024.000-030

**PARCEL 3:**

UNITS 25, 35, 37 AND 38 IN BUILDING 1 OF BROOKSTONE ESTATES CONDOMINIUM, A HORIZONTAL PROPERTY REGIME AS CREATED BY A DECLARATION RECORDED IN INSTRUMENT NUMBER 2000-041264 AND AS BUILT FLOOR PLANS RECORDED AS INSTRUMENT NUMBER 2000-041263, PLAT 88, PAGE 73 AND SUPPLEMENTAL DECLARATION AND/OR AMENDMENT RECORDED AS INSTRUMENT NUMBER 2002-09722 AND ANY ADDITIONAL SUPPLEMENTAL DECLARATIONS AND/OR AMENDMENTS THERETO WHICH ARE RECORDED IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS AND LIMITED COMMON AREAS.

For APN/Parcel ID(s): 45-12-17-401-015-000-030, 45-12-17-401-009-000-030 and 45-12-17-401-016-000-030

**PARCEL 4:**

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**Debtor:** Coppock LLC  
an Indiana limited liability company



**Secured Party:** Construction Loan Services II, LLC  
a Washington limited liability company

## TRACT 1:

THE EAST 8 ACRES OF THE WEST 35 ACRES OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, EXCEPT THE FOLLOWING: BEGINNING AT THE NORTHEAST CORNER OF SAID 8 ACRE TRACT; THENCE SOUTH 00 DEGREES 12 MINUTES 46 SECONDS EAST ALONG THE EAST LINE THEREOF 300.00 FEET, THENCE NORTH 89 DEGREES 58 MINUTES 21 SECONDS WEST, PARALLEL WITH THE NORTH LINE THEREOF 218.00 FEET, THENCE NORTH 00 DEGREES 12 MINUTES 46 SECONDS WEST PARALLEL WITH SAID EAST LINE 300.00 FEET TO THE NORTH LINE THEREOF; THENCE SOUTH 89 DEGREES 58 MINUTES 21 SECONDS EAST ALONG SAID NORTH LINE 218.00 FEET TO THE POINT OF BEGINNING, CONTAINING 6.50 ACRES, IN LAKE COUNTY, INDIANA.

## TRACT 2:

PARCEL OF LAND BEING PART OF THE NORTH 105.60 FEET OF THE SOUTH 211.20 FEET OF THE WEST 825 FEET OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE TOWN OF MERRILLVILLE, LAKE COUNTY, INDIANA, SAID PARCEL DESCRIBED AS FOLLOWS:

COMMENCING ON THE SOUTH LINE OF SAID NORTHWEST QUARTER QUARTER AT THE NORTHWEST CORNER OF BROOKSTONE ESTATES 2ND AMENDMENT TO PHASE 1 AS SHOWN IN PLAT BOOK 94, PAGE 84 IN THE RECORDER'S OFFICE OF SAID COUNTY (SAID PLAT ALSO BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION), THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 105.60 FEET ALONG THE WEST LINE OF SAID BROOKSTONE ESTATES EXTENDED NORTH TO THE SOUTH LINE OF SAID NORTH 105.60 FEET OF THE SOUTH 211.20 FEET OF THE WEST 825 FEET OF SAID NORTHWEST QUARTER QUARTER AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 105.60 FEET ALONG SAID NORTH EXTENSION TO THE NORTH LINE OF SAID NORTH 105.60 FEET OF THE SOUTH 211.20 FEET OF SAID NORTHWEST QUARTER QUARTER; THENCE SOUTH 89 DEGREES 51 MINUTES 52 SECONDS EAST, 524.33 FEET MORE OR LESS TO THE EAST LINE OF SAID WEST 825 FEET OF SAID NORTHWEST QUARTER QUARTER; THENCE SOUTH 00 DEGREES 04 MINUTES 04 SECONDS WEST, 105.60 FEET ALONG LAST SAID EAST LINE TO SAID SOUTH LINE OF SAID NORTH 105.60 FEET OF THE SOUTH 211.20 FEET OF SAID NORTHWEST QUARTER QUARTER; THENCE NORTH 89 DEGREES 51 MINUTES 52 SECONDS, WEST, 524.08 FEET ALONG LAST SAID SOUTH LINE TO THE POINT OF BEGINNING.

## TRACT 3:

PARCEL OF LAND BEING PART OF THE WEST 2.00 ACRES OF THE EAST 10.00 ACRES OF THE WEST 35.00 ACRES AND ALSO PART OF THE NORTH 633.60 FEET OF THE WEST 825.00 FEET, ALL OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN IN THE TOWN OF MERRILLVILLE, LAKE COUNTY, INDIANA, SAID PARCEL DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER QUARTER, THENCE SOUTH 89 DEGREES 52 MINUTES 15 SECONDS EAST (BASIS OF BEARINGS IS PER THE AMENDED BROOKSTONE ESTATES, PHASE 2 PLAT AS SHOWN IN PLAT BOOK 101, PAGE 56 IN THE RECORDER'S OFFICE OF SAID COUNTY), 750.02 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER QUARTER TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED TO THE TOWN OF MERRILLVILLE IN DOCUMENT NUMBER 2012-053981, RECORDED ON AUGUST 13, 2012 IN THE OFFICE OF THE RECORDER OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE CONTINUING

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**Debtor:** Coppock LLC  
an Indiana limited liability company



**Secured Party:** Construction Loan Services II, LLC  
a Washington limited liability company

SOUTH 89 DEGREES 52 MINUTES 15 SECONDS EAST, 143.12 FEET ALONG LAST SAID NORTH LINE TO THE EAST LINE OF SAID WEST 2.00 ACRES OF THE EAST 10 ACRES OF THE WEST 35.00 ACRES; THENCE SOUTH 00 DEGREES 11 MINUTES 19 SECONDS EAST 1,321.43 FEET ALONG LAST SAID EAST LINE TO THE SOUTH LINE OF SAID NORTHWEST QUARTER QUARTER; THENCE NORTH 89 DEGREES 51 MINUTES 52 SECONDS WEST, 74.05 FEET ALONG LAST SAID SOUTH LINE TO THE EAST LINE OF SAID WEST 825.00 FEET OF SAID NORTHWEST QUARTER QUARTER; THENCE NORTH 00 DEGREES 04 MINUTES 04 SECONDS EAST, 687.80 FEET ALONG LAST SAID EAST LINE TO THE SOUTH LINE OF SAID NORTH 633.60 FEET OF SAID NORTHWEST QUARTER QUARTER; THENCE NORTH 89 DEGREES 52 MINUTES 15 SECONDS WEST, 464.98 FEET ALONG LAST SAID SOUTH LINE TO THE WEST LINE OF SAID TOWN (OF MERRILLVILLE PARCEL EXTENDED SOUTH, THENCE NORTH 00 DEGREES 03 MINUTES 55 SECONDS EAST, 43.59 FEET ALONG SAID SOUTH EXTENSION TO THE SOUTH LINE OF SAID TOWN OF MERRILLVILLE PARCEL;

THENCE SOUTH 89 DEGREES 52 MINUTES 11 SECONDS EAST, 391.74 FEET ALONG LAST SAID SOUTH LINE TO THE EAST LINE OF SAID TOWN OF MERRILLVILLE. PARCEL); THENCE NORTH 00 DEGREES 06 MINUTES 05 SECONDS WEST, 590.01 FEET ALONG LAST SAID EAST LINE TO THE POINT OF BEGINNING.

2019/07/24  
Lake County Recorder