202600003274
Filed for Record in
ANTRIM COUNTY MICHIGAN
PATTY NIEPOTH
REGISTER OF DEEDS
Received Antrim MI:
04/16/2026 10:03 AM
Recorded on:
04/16/2026 10:15 AM
PAGES: 63
ELECTRONICALLY RECORDED

COMMERCIAL MORTGAGE

THIS IS A FUTURE ADVANCE MORTGAGE

This mortgage (the Mortgage) is made on **February 25, 2026**, between **Jerry Pattah (Member) of Shanty Creek Ski and Golf Resort LLC** ("Borrower"), of **3280 Wards Point Dr, Orchard Lake, MI 48324** and **Next Bridge Funding LLC** ("Lender"), of **38777 6 Mile Rd, Suite 212, Livonia, MI 48152** on the terms and conditions set forth below.

Property Tax ID: **SEE EXHIBIT A**

Legal Description: **SEE EXHIBIT A**

Commonly Known as: **2400 Troon South, Bellaire, MI 49615 AND EXHIBIT A**

1. **Definitions.** The following terms shall have the following meanings when used in this Mortgage:

a. "*Leases*" means and includes all leases and rental agreements (including, without limitation, oil and gas leases and any specific leases described in an attachment to this Mortgage), written or unwritten, now or later demising the Property in whole or in any part, and all amendments, modifications, extensions, renewals, substitutions, and replacements.

b. "*Note*" means that certain Future Advance Promissory Note, dated as of the date hereof, from Borrower to Lender in the principal amount of **$7,000,000.00**.

c. "*Obligations*" means all loans, advances, and other financial accommodations, including any renewals or extensions, from Lender to Borrower and any and all indebtedness, liabilities, and obligations of any kind owing from Borrower to Lender, however incurred or evidenced; whether primary, secondary, contingent, or otherwise; whether arising under the Note and any and all extensions and

FNF 2453610138