

**UCC FINANCING STATEMENT**  
 FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) <b>Michael B. Wixom</b> 702-252-5002
B. E-MAIL CONTACT AT FILER (optional) <b>mbw@slwlaw.com</b>
C. SEND ACKNOWLEDGMENT TO: (Name and Address) <div style="border: 1px solid black; padding: 5px;">                 WESTERN ALLIANCE BANK, an Arizona corporation                  2700 West Sahara Avenue                  Las Vegas, Nevada 89102                  Attention: Commercial Real Estate                  162808-MCB             </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 <b>Rivers Edge Condos, LLC</b>				
OR	1b. INDIVIDUAL'S SURNAME			
	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
1c. MAILING ADDRESS <b>45 E. Center Street, Suite 103</b>		CITY <b>North Salt Lake</b>	STATE <b>UT</b>	POSTAL CODE <b>84054</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>WESTERN ALLIANCE BANK, an Arizona corporation</b>				
OR	3b. INDIVIDUAL'S SURNAME			
	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
3c. MAILING ADDRESS <b>2700 West Sahara Avenue</b>		CITY <b>Las Vegas</b>	STATE <b>NV</b>	POSTAL CODE <b>89102</b>
			COUNTRY	

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

See Schedule "1" attached hereto and incorporated by this reference.

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:	

**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 <b>Rivers Edge Condos, LLC</b>	
OR	
9b. INDIVIDUAL'S SURNAME	
FIRST PERSONAL NAME	
ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX

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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):

<p>13. <input type="checkbox"/> This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS (if applicable)</p> <p>15. Name and address of a RECORD OWNER of real estate described in item 16 (if Debtor does not have a record interest):</p>	<p>14. This FINANCING STATEMENT:  <input type="checkbox"/> covers timber to be cut    <input type="checkbox"/> covers as-extracted collateral    <input type="checkbox"/> is filed as a fixture filing</p> <p>16. Description of real estate:   <b>See Exhibit "A" attached hereto and incorporated by this reference.</b></p>
17. MISCELLANEOUS:	

**DEBTOR'S NAME: RIVERS EDGE CONDOS, LLC**

**SCHEDULE "1"**

That Debtor grants the following described real property ("**Real Property**"), which is situated in the County of Utah, State of Utah, to Secured Party, with power of sale for the benefit of Beneficiary, to have and to hold upon the trusts, covenants and agreements hereinafter set forth:

Together with any:

Buildings, structures and improvements, and building materials, fixtures and equipment to be incorporated into any buildings, structures or improvements;

Goods, materials, supplies, fixtures, equipment, machinery, furniture and furnishings, including without limitation, all such items used for (i) generation, storage or transmission of air, water, heat, steam, electricity, light, fuel, refrigeration or sound; (ii) ventilation, air-conditioning, heating, refrigeration, fire prevention and protection, sanitation, drainage, cleaning, transportation, communications, maintenance or recreation; (iii) removal of dust, refuse, garbage or snow; (iv) transmission, storage, processing or retrieval of information; and (v) floor, wall, ceiling and window coverings and decorations;

Income, receipts, revenues, rents, issues and profits, including without limitation, room rents, minimum rents, additional rents, percentage rents, occupancy and user fees and charges, license fees, parking and maintenance charges and fees, tax and insurance contributions, proceeds of the sale of utilities and services, cancellation premiums, and claims for damages arising from the breach of any leases;

Water and water rights, water service agreements (certificated and uncertificated), ditches and ditch rights, reservoirs and reservoir rights, stock or interest in irrigation or ditch companies, minerals, oil, and gas rights, royalties, and lease or leasehold interests;

Plans and specifications prepared for the construction of any improvements, including without limitation, all studies, estimates, data, and drawings;

Documents, instruments, and agreements relating to, or in any way connected with, the operation, control, or development of the Real Property, including without limitation, any declaration of covenants, conditions, and restrictions and any articles of incorporation, bylaws, and other membership documents of any property owners' association or similar group;

Claims and causes of action, legal and equitable, in any form whether arising in contract or in tort, and awards, payments, and proceeds due or to become due, including without limitation those arising on account of any loss of, damage to, taking of, or diminution in value of, all or any part of the Real Property or any personal property described herein;

Sales agreements, escrow agreements, deposit receipts, and other documents and agreements for the sale or other disposition of all or any part of the Real Property or any of the personal property described herein, and deposits, proceeds, and benefits arising from the sale or other disposition of all or any part of the Real Property or any of the personal property described herein;

Easements, rights of access, rights of way, license agreements, or any other similar agreement related to or benefiting the Real Property;

Policies or certificates of insurance, contracts, agreements, or rights of indemnification, guaranty, or surety, and awards, loss payments, proceeds, and premium refunds that may be payable with respect to such policies, certificates, contracts, agreements, or rights;

Contracts, agreements, permits, licenses, authorizations, and certificates, including without limitation all architectural contracts, construction contracts, management contracts, service contracts, maintenance contracts, franchise agreements, license agreements, building permits, and operating licenses;

Trade names, trademarks, and service marks (subject to any franchise or license agreements relating thereto);

Refunds and deposits due or to become due from any utility companies or governmental agencies;

All of Debtor's right, title, and interest in and to common elements, development rights, and special declarant rights created pursuant to any condominium declaration recorded against the Real Property in accordance with applicable law;

Replacements and substitutions for, modifications of, and supplements, accessions, addenda, and additions to, all of the personal property described herein;

Books, records, correspondence, files, and electronic media, and all information stored therein;

Together with all products and proceeds of all of the foregoing, in any form, including all proceeds received, due or to become due from any sale, exchange, or other disposition thereof, whether such proceeds are cash or non-cash in nature, and whether represented by checks, drafts, Note, or other instruments for the payment of money.

The Real Property together with the rights and interests of Debtor described hereinabove shall hereinafter collectively be referred to as the **"Property"**.

The Real Property is all that real property situate in the County of Utah, State of Utah, and more particularly described in Exhibit "A".

**EXHIBIT A  
PROPERTY DESCRIPTION**

**PARCEL 1:**

Lots 111, 112, 114, and 115, RIVERS EDGE ON UNIVERSITY, according to the official plat thereof recorded October 3, 2022 as Entry No. 106668:2022 in the office of the Utah County Recorder, State of Utah.

**PARCEL 1A:**

A nonexclusive easement for pedestrian and vehicular ingress and egress, as defined and disclosed in that certain Master Declaration of Covenants, Conditions and Restrictions of The Mix at Rivers Edge recorded May 6, 2021 as Entry No. 86004:2021 in the office of the Utah County Recorder.

**PARCEL 1B:**

The nonexclusive right of ingress and egress, as set forth and defined in that certain Declaration of Covenants, Conditions, and Restrictions for the Towns at Rivers Edge Owners' Association recorded December 5, 2022 as Entry No. 122242:2022 in the office of the Utah County Recorder.

Tax Id No.: 51-733-0111, 51-733-0112, 51-733-0114 and 51-733-0115