



ENT 133456:2021 P6 1 of 3  
ANDREA ALLEN  
UTAH COUNTY RECORDER  
2021 Jul 30 1:58 pm FEE 40.00 BY AS  
RECORDED FOR COTTONWOOD TITLE

### UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

Tax ID 30-094-0067  
30-094-0068  
CTIA# 144019-K1W

A. NAME & PHONE OF CONTACT AT FILER (optional) <b>Jonathan K. Hansen</b>
B. E-MAIL CONTACT AT FILER (optional) <b>jhansen@hbaa.law</b>
C. SEND ACKNOWLEDGMENT TO: (Name and Address) <b>Hansen Black Anderson Ashcraft PLLC Attn: Jonathan K. Hansen 3051 West Maple Loop Drive, Suite 325 Lehi, Utah 84043</b>

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>PHASE ONE PROPERTIES, L.L.C.</b>			
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S) SUFFIX
1c. MAILING ADDRESS <b>163 South 200 East</b>		CITY <b>American Fork</b>	STATE POSTAL CODE COUNTRY <b>UT 84003 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>SDP REIT, LLC</b>			
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S) SUFFIX
3c. MAILING ADDRESS <b>1240 East 2100 South, Suite 300</b>		CITY <b>Salt Lake City</b>	STATE POSTAL CODE COUNTRY <b>UT 84106 USA</b>

4. COLLATERAL: This financing statement covers the following collateral:  
**All assets of debtor, including without limitation property, fixtures, equipment, leases, rents, income, profits, personal property, water shares, water share certificates, water rights, purchase contracts, purchase contract and reservation agreement deposits, plans and specifications, maps, surveys, studies, reports, permits, licenses, architectural, engineering, construction, management, maintenance, service and other contracts, instruments, inventory, general intangibles, payment intangibles, investment property, chattel paper documents, letter of credit rights, supporting obligations, commercial tort claims, accounts (including deposit accounts with Secured Party of any kind), contract rights and claims, all insurance policies and unearned premiums prepaid thereon, insurance proceeds (whether or not Debtor is required to carry such insurance by Secured Party) and awards, payments or consideration for the taking of the property, or any portion thereof, by condemnation or exercise of the power of eminent domain, or from any sale in lieu or in anticipation thereof at any time situated on or used in connection with the construction, maintenance, leasing, disposition or operation of the following described real property, and all proceeds, substitutions, and replacements for any of the foregoing, to the extent that a security interest may be granted therein under the terms of the applicable Uniform Commercial Code: See Exhibit A attached.**

5. Check only if applicable and check 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 check only one box:  
 Public-Finance Transaction  Manufactured-Home Transaction  A Debtor is a Transmitting Utility

6b. Check only if applicable and check only one box:  
 Agricultural Lien  Non-UCC Filing

7. ALTERNATIVE DESIGNATION (if applicable):  Lessee/Lessor  Consignee/Consignor  Seller/Buyer  Bailee/Bailor  Licensee/Licenser

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

**PHASE ONE PROPERTIES, L.L.C.**

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

**SDP FINANCIAL 2020, LP**

OR 11b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

11c. MAILING ADDRESS

**1240 East 2100 South, Suite 300**

CITY

**Salt Lake City**

STATE

**UT**

POSTAL CODE

**84106**

COUNTRY

**USA**

12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):

13.  This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS (if applicable)

14. This FINANCING STATEMENT:

covers timber to be cut  covers as-extracted collateral  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 Exhibit A Attached.**

17. MISCELLANEOUS:

**EXHIBIT A**

**PROPERTY**

THE LAND REFERRED TO HEREIN IS SITUATED IN UTAH COUNTY, UTAH, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

Commencing 13.38 chains South and 2.24 chains South 89°00'00" West of the Northeast corner of the Northwest quarter of Section 29, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°00'00" West 2.24 chains; thence South 9.84 chains; thence North 89°00'00" East 2.24 chains; thence North 9.84 chains to the beginning.

PARCEL 2:

Commencing South 13.38 chains and South 89°00'00" West 4.472 chains from the Northeast corner of the Northwest quarter of Section 29, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence South 89°00'00" West 6.708 chains; thence South 73°33'48" West 40.05 feet; thence South 01°05'28" East 651.73 feet; thence North 62°33'18" East 29.30 feet; thence North 89°00'00" East 6.708 chains; thence North 9.84 chains to the point of beginning.

LESS AND EXCEPTING from Parcels 1 and 2, any portion lying within the bounds of the following described tract of land, as disclosed by that certain Quitclaim Deed recorded July 29, 1998 as Entry No. 75170 in Book 4718 at Page 34 in the Utah County Recorder's Office, to-wit:

Beginning at a point which lies South 1548.03 feet and West 375.32 feet, according to Utah Coordinate Bearings, Central Zone, from the North one quarter corner of Section 29, Township 9 South, Range 2 East, Salt Lake Base and Meridian, and running thence North 01°05'28" West 337.24 feet; thence West 111.42 feet; thence North 01°05'28" West 308.78 feet; thence North 88°34'40" East 340.13 feet; thence South 00°03'19" East 327.94 feet; thence South 00°40'49" East 322.29 feet; thence South 88°55'41" West 220.48 feet to the point of beginning.