

191134-K1U

UCC FINANCING STATEMENT 30-084-0117
30-084-0110
FOLLOW INSTRUCTIONS

ENT 186660: 2021 PG 1 of 3
Andrea Allen
Utah County Recorder
2021 Nov 03 09:29 AM FEE 40.00 BY IP
RECORDED FOR Cottonwood Title Insurance Agency, Inc.
ELECTRONICALLY RECORDED

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

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

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

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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				
	SDP FINANCIAL 2020, LP				
OR	11b. INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
11c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY	
1240 East 2100 South, Suite 300	Salt Lake City	UT	84106	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:

Beginning at a point in an existing fence, which point lies South 89°34'59" West 1512.76 feet along the Section Line and South 580.80 feet from the North 1/4 Corner of Section 29, Township 9 South, Range 2 East, Salt Lake Base and Meridian; and running thence South 89°53'15" West 19.54 feet along said fence; thence South 88°00'19" West 67.94 feet along an existing fence; thence South 88°22'19" West 35.31 feet along an existing fence; thence South 118.40 feet; thence South 88°34'30" West 196.88 feet along a fence and its extension; thence South 13°15'00" West 215.54 feet to the extension of an existing fence; thence North 89°12'15" East 368.99 feet along said extension and fence; thence North 331.38 feet to the point of beginning.

PARCEL 2:

Beginning at a point which lies South 542.53 feet from the North 1/4 Corner of Section 29, Township 9 South, Range 2 East, Salt Lake Base and Meridian; and running thence South 88°59'59" West 28.28 feet; thence South 2°17'59" West 16.82 feet to an existing fence; thence along existing fences the following four (4) courses to wit: South 88°50'54" West 618.92 feet, (2) South 88°36'26" West 268.26 feet, (3) South 88°08'01" West 387.10 feet, (4) South 89°53'15" West 209.90 feet; thence South 331.38 feet to a point in an existing fence; thence along existing fences the following six (6) courses to wit: (1) North 89°12'15" East 108.88 feet, (2) North 89°09'57" East 98.11 feet, (3) North 0°24'16" West 0.70 feet, (4) North 88°40'26" East 529.72 feet, (5) South 1°14'21" East 1.73 feet (6) North 88°34'40" East 215.17 feet; thence North 0°39'53" West 10.81 feet; thence North 89°00'00" East 561.25 feet; thence North 340.55 feet to the point of beginning.

LESS AND EXCEPTING THEREFROM any portion lying within the bounds of the following described tract of land, disclosed by that certain Quit Claim Deed recorded September 30, 2020 as Entry No. 151944:2020 in the Utah County Recorder's office, to-wit:

Commencing South 543.02 feet and West 28.28 feet from the North quarter corner of Section 29, Township 9 South, Range 2 East, Salt Lake Base and Meridian; thence North 88°59'59" East 28.28 feet; thence South 16.73 feet; thence South 88°50'55" West 28.95 feet; thence North 02°17'59" East 16.83 feet to the beginning.