

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) Jonathan K. Hansen
B. E-MAIL CONTACT AT FILER (optional) jhansen@hbaalaw.com
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 ROBBIN RED, LLC	OR			
1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
1c. MAILING ADDRESS 1187 N 1200 W STE 300 OREM	CITY Orrem	STATE UT	POSTAL CODE 84057	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 all 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 Manufacture-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 ROBBIN RED, LLC	
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				
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):

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

Sawmill Phase 2B

BEGINNING SOUTH 00°15'51" EAST ALONG THE SECTION LINE 729.33 FEET AND WEST 900.32 FEET FROM THE WASATCH COUNTY SURVEY MONUMENT FOR THE EAST QUARTER CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT OF BEGINNING BEING COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF SAWMILL BOULEVARD;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE S00°09'27"E 623.64 FEET TO THE NORTH BOUNDARY OF THE VIZION FAMILY LIMITED PARTNERSHIP PROPERTY; THENCE ALONG SAID NORTH BOUNDARY S89°42'13"W 431.78 FEET TO THE EAST BOUNDARY OF THE CH47 LLC PROPERTY; THENCE ALONG SAID EAST BOUNDARY N00°03'24"W 625.88 FEET TO THE SOUTH BOUNDARY OF SAWMILL SUBDIVISION PHASE 5; THENCE ALONG SAID SOUTH BOUNDARY EAST 430.68 FEET TO SAID WEST RIGHT-OF-WAY LINE AND THE POINT OF BEGINNING.

PARCEL CONTAINS 6.19 ACRES, OR 269,413 SQUARE FEET.

Sawmill Phase 5

BEGINNING AT A POINT LYING SOUTH 00°15'51" EAST ALONG THE SECTION LINE 729.33 FEET AND WEST 900.32 FEET FROM THE WASATCH COUNTY SURVEY MONUMENT FOR THE EAST QUARTER CORNER OF SECTION 8, TOWNSHIP 4 SOUTH, RANGE 5 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT BEING COINCIDENT WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAWMILL BOULEVARD;

AND RUNNING THENCE WEST 430.68 FEET; THENCE N00°03'24"W 220.74 FEET; THENCE N00°01'03"E 572.16 FEET; THENCE EAST 223.69 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 312.00 FEET; THENCE 51.17 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°23'49", WITH A CHORD BEARING AND DISTANCE OF N85°18'05"E 51.11 FEET; THENCE N80°36'11"E 63.81 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 13.00 FEET; THENCE 23.03 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 101°30'18", WITH A CHORD BEARING AND DISTANCE OF N29°58'51"E 20.13 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAWMILL BOULEVARD AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1,262.00 FEET AND TO WHICH POINT A RADIAL LINE BEARS S69°13'41"W; THENCE 454.05 FEET ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 20°36'52", WITH A CHORD BEARING AND DISTANCE OF S10°27'53"E 451.61 FEET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE S00°09'27"E 380.85 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 7.630 ACRES, OR 332,369 SQUARE FEET.

Parcel No.'s 00-0020-8292, and 00-0021-1525

EXHIBIT B

FINANCING STATEMENT INFORMATION

The Beneficiary/Secured Party is:

SDP REIT, LLC
1240 East 2100 South, Suite 300
Salt Lake City, Utah 84106
Attention: Michael C. Nixon

SDP FINANCIAL 2020, LP
1240 East 2100 South, Suite 300
Salt Lake City, Utah 84106
Attention: Michael C. Nixon

The Debtor is:

ROBBIN RED, LLC
1187 North 1200 West, Suite 300
Orem, Utah 84057
Attention: Mike Stone

The Collateral is the Fixtures and all other personal property described in the Trust Deed, together with all proceeds, replacements, substitutions and additions thereto.