

**UCC FINANCING STATEMENT**

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) <b>Jonathan K. Hansen</b>
B. E-MAIL CONTACT AT FILER (optional) <b>jhansen@hbaalaw.com</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>Mayflower Lakeside Village, LLC</b>			
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S) SUFFIX
1c. MAILING ADDRESS <b>5320 South 900 East, Suite 230</b>		CITY <b>Murray</b>	STATE   POSTAL CODE   COUNTRY <b>UT   84117   USA</b>

28968

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>Sundance Debt Partners, 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 <b>Mayflower Lakeside Village, LLC</b>	
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):

<p>13. <input checked="" 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 checked="" type="checkbox"/> is filed as a fixture filing</p> <p>16. Description of real estate:  <b>See Exhibit A Attached.</b></p>
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17. MISCELLANEOUS:

**EXHIBIT A**

**PROPERTY**

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

(Parcel 1)

UNITS 101-104, 201-204 AND 301-304, MAYFLOWER LAKESIDE VILLAGE EXPANDABLE CONDOMINIUM PLAT, PHASE 1A, A UTAH CONDOMINIUM PROJECT, TOGETHER WITH AN APPURTENANT UNDIVIDED INTEREST IN AND TO THE COMMON AREAS AND FACILITIES OF THE PROJECT, AS THE SAME ARE IDENTIFIED AND ESTABLISHED IN THE RECORD OF SURVEY MAP RECORDED FEBRUARY 24, 2020, AS ENTRY NO. 474809 AND IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR MAYFLOWER LAKESIDE VILLAGE CONDOMINIUM (BUILDING 1), RECORDED February 24, 2020, AS ENTRY NO. 474808, IN BOOK 1283, AT PAGE 116, IN THE WASATCH COUNTY RECORDER'S OFFICE.

(Part of Serial No. OWC-0110-1 and Parcel No. 00-0021-3358, Tax Parcel No. 0AF-1A101 and Parcel No. 00-0021-4811, Tax Parcel No. 0AF-1A102 and Parcel No. 00-0021-4812, Tax Parcel No. 0AF-1A103 and Parcel No. 00-0021-4813, Tax Parcel No. 0AF-1A104 and Parcel No. 00-0021-4814, Tax Parcel No. 0AF-1A201 and Parcel No. 00-0021-4815, Tax Parcel No. 0AF-1A202 and Parcel No. 00-0021-4816, Tax Parcel No. 0AF-1A203 and Parcel No. 00-0021-4817, Tax Parcel No. 0AF-1A204 and Parcel No. 00-0021-4818, Tax Parcel No. 0AF-1A301 and Parcel No. 00-0021-4819, Tax Parcel No. 0AF-1A302 and Parcel No. 00-0021-4820, Tax Parcel No. 0AF-1A303 and Parcel No. 00-0021-4821, Tax Parcel No. 0AF-1A304 and Parcel No. 00-0021-4822)

(Parcel 2)

UNITS 101-104, 201-204, AND 301-304, MAYFLOWER LAKESIDE VILLAGE EXPANDABLE CONDOMINIUM PLAT, PHASE 1B, A UTAH CONDOMINIUM PROJECT, TOGETHER WITH AN APPURTENANT UNDIVIDED INTEREST IN AND TO THE COMMON AREAS AND FACILITIES OF THE PROJECT, AS THE SAME ARE IDENTIFIED AND ESTABLISHED IN THE RECORD OF SURVEY MAP RECORDED FEBRUARY 24, 2020, AS ENTRY NO. 474811 AND IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR MAYFLOWER LAKESIDE VILLAGE CONDOMINIUM (BUILDING 2), RECORDED February 24, 2020, AS ENTRY NO. 474810, IN BOOK 1283, AT PAGE 307, IN THE WASATCH COUNTY RECORDER'S OFFICE.

(Part of Serial No. OWC-0110-1 and Parcel No. 00-0021-3358, Tax Parcel No. 0AF-1B101 and Parcel No. 00-0021-4823, Tax Parcel No. 0AF-1B102 and Parcel No. 00-0021-4824, Tax Parcel No. 0AF-1B103 and Parcel No. 00-0021-4825, Tax Parcel No. 0AF-1B104 and Parcel No. 00-0021-4826, Tax Parcel No. 0AF-1B201 and Parcel No. 00-0021-4827, Tax Parcel No. 0AF-

1B202 and Parcel No. 00-0021-4828, Tax Parcel No. 0AF-1B203 and Parcel No. 00-0021-4829, Tax Parcel No. 0AF-1B204 and Parcel No. 00-0021-4830, Tax Parcel No. 0AF-1B301 and Parcel No. 00-0021-4831, Tax Parcel No. 0AF-1B302 and Parcel No. 00-0021-4832, Tax Parcel No. 0AF-1B303 and Parcel No. 00-0021-4833, Tax Parcel No. 0AF-1B304 and Parcel No. 00-0021-4834)

(Parcel 3)

EXPANDABLE CONDOMINIUM PARCEL, MAYFLOWER LAKESIDE VILLAGE EXPANDABLE CONDOMINIUM PLAT, PHASE 1A, A UTAH CONDOMINIUM PROJECT, TOGETHER WITH AN APPURTENANT UNDIVIDED INTEREST IN AND TO THE COMMON AREAS AND FACILITIES OF THE PROJECT, AS THE SAME ARE IDENTIFIED AND ESTABLISHED IN THE RECORD OF SURVEY MAP RECORDED FEBRUARY 24, 2020, AS ENTRY NO. 474809 AND IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR MAYFLOWER LAKESIDE VILLAGE CONDOMINIUM (BUILDING 1), RECORDED February 24, 2020, AS ENTRY NO. 474808, IN BOOK 1283, AT PAGE 116, IN THE WASATCH COUNTY RECORDER'S OFFICE.

LESS AND EXCEPTING ANY PORTION LYING WITHIN THE FOLLOWING:

MAYFLOWER LAKESIDE VILLAGE EXPANDABLE CONDOMINIUM PLAT, PHASE 1B, A UTAH CONDOMINIUM PROJECT, TOGETHER WITH AN APPURTENANT UNDIVIDED INTEREST IN AND TO THE COMMON AREAS AND FACILITIES OF THE PROJECT, AS THE SAME ARE IDENTIFIED AND ESTABLISHED IN THE RECORD OF SURVEY MAP RECORDED FEBRUARY 24, 2020, AS ENTRY NO. 474811 AND IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR MAYFLOWER LAKESIDE VILLAGE CONDOMINIUM (BUILDING 2), RECORDED February 24, 2020, AS ENTRY NO. 474810, IN BOOK 1283, AT PAGE 307, IN THE WASATCH COUNTY RECORDER'S OFFICE.

(Part of Serial No. OWC-0110-1 and Parcel No. 00-0021-3358, Tax Parcel No. 0AF-1AEXP and Parcel No. 00-0021-4878)