

**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@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>HERONS LANDING, LLC</b>			
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S) SUFFIX
1c. MAILING ADDRESS <b>4212 West Rail Trail Lane</b>		CITY <b>Riverton</b>	STATE POSTAL CODE COUNTRY <b>UT 84096 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 <b>HERONS LANDING, 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 <b>SDP FINANCIAL 2020, LP</b>			
OR			
11b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
11c. MAILING ADDRESS <b>1240 East 2100 South, Suite 300</b>	CITY <b>Salt Lake City</b>	STATE <b>UT</b>	POSTAL CODE <b>84106</b>
		COUNTRY <b>USA</b>	

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)  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: <b>See Exhibit A Attached.</b>
---	---

17. MISCELLANEOUS:

**EXHIBIT A**  
Legal Description

The land hereinafter referred to is situated in the City of Provo, County of Utah, State of UT, and is described as follows:

**Heron's Landing Plat 'A' – Combined 21:051:0036 and 21-052-0063**

Beginning at a point on the Southerly Right-of-Way Line of 1560 South Street, said point being North 89°46'32" East 210.11 feet and South 1,571.74 feet from the Northwest Corner of Section 13, Township 7 South, Range 2 East, Salt Lake Base and Meridian; and running thence North 89°44'57" East 206.99 feet along said Southerly Right-of-Way Line; thence South 00°27'36" West 1,094.16 feet; thence South 89°44'57" West 211.00 feet; thence South 89°44'57" West 211.00 feet; thence South 00°27'36" West 13.55 feet to the Northerly Right-of-Way Line of Lakeview Parkway; thence Northwesterly 420.51 feet along the arc of a 1,115.00 foot radius curve to the left (center bears South 33°26'00" West and the chord bears North 67°22'16" West 418.03 feet with a central angle of 21°36'31") along said Northerly Right-of-Way Line; thence North 30°00'00" West 66.07 feet; thence North 01°00'00" East 678.84 feet; thence South 87°55'40" East 31.51 feet; thence North 00°39'33" East 211.70 feet to said Southerly Right-of-Way Line of 1560 South Street; thence North 89°57'00" East 236.01 feet along said Southerly Right-of-Way Line; thence South 00°22'30" West 347.32 feet; thence South 89°37'30" East 150.00 feet; thence North 00°22'30" East 348.44 feet to the point of beginning.

Also:

BEGINNING at a point on a fence corner, which point is on the South boundary of 1560 South Street, Provo, Utah, which point is East along the Section line 200.95 feet and South 1571.71 feet and East 218.05 feet from the Northwest corner of Section 13, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°57' East along the fence line and South boundary of 1560 South Street 100 feet; thence South 00°22'30" West 436 feet; thence South 89°57' West 100 feet to a fence line; thence North 01°00'54" East along fence line 436 feet to the point of beginning.

Parcel Identification No. 21-052-0010.

Also:

BEGINNING at a point on a fence corner, which point is on the South boundary of 1560 South Street, Provo, Utah, which point is East along the Section line 200.95 feet and South 1571.71 feet and East 218.05 feet and South 01°00'54" West 436 feet from the Northwest corner of Section 13, Township 7 South, Range 2 East, Salt Lake Base and Meridian; thence North 89°57'00" East 100 feet; thence South 00°22'30" West 971 feet; thence North 89°37'30" West 325.08 feet to a point on a fence line; thence North 00°48'37" East along a fence line 310.69 feet to a fence corner; thence East along a fence line 210.50 feet to a fence corner; thence North 01°00'54" East along a fence line 658.27 feet to the point of beginning.

Less and Excepting therefrom any portion of the described parcel which may lie West of the following line, as contained in that certain Boundary Line Agreement recorded September 13, 2006, as Entry No. 120411:2006, of Official Records. Said Line described as follows:

Beginning at a fence corner on the South side of 1560 South Street, Provo, Utah, which point is East 207.10 feet and South 1571.19 feet from the Northwest corner of Section 13, Township 7 South, Range 2 East, Salt Lake Base and Meridian (basis of bearing, Utah State Plane Coordinate System, Bearing of Section Lines - Section Line bears N89°46'31"E); thence South 00°29'40" West 1590.42 feet along a fence line.

Also less and excepting the following parcel deeded to Provo City, in Warranty Deed Recorded October 17, 2013, as Entry No. 97455:2013, and described as follows:

A Parcel of Land in Fee for the Provo City West Side Connector known as Project No. F-LC49(129), being part of an entire tract of property situate in Lot 1 of Section 13, T.7S., R.2E., SLB&M. The Boundaries of said parcel of land are described as follows:

Beginning at the Southeast corner of said entire tract, at a point 200.95 feet East along the Section Line and 1571.71 feet South and 218.05 feet East and 436.00 feet S.01°00'54"W and 104.87 feet (record 100.00 feet) N.89°57'00"E. and 971.00 feet S.00°22'30"W. from the Northwest corner of said Section 13; and running thence N.89°37'30"W. 226.02 feet along the southerly boundary line of said entire tract to a point 90.00 feet perpendicularly distant Southwesterly from the right of way control line of said Provo City Westside Connector opposite approximate Engineers Station 258+95.32; thence N.46°05'32"W. 78.03 feet parallel with said right of way control line to the point of tangency of a 950.00-foot radius curve to the left; thence Northwesterly 58.12 feet along the arc of said curve, concentric with said right of way control line (chord bears N.47°50'41" W. 58.11 feet) to the westerly boundary line of said entire tract and a boundary line agreement recorded

as Entry No. 120411:2006; thence N.00°43'08"E. 204.44 feet along said westerly boundary line to a point 75.00 feet radially distant northeasterly from said right of way control line opposite approximate Engineers Station 256+31.62; thence Southeasterly 199.06 feet along the arc of a 1115.00-foot radius non-tangent curve to the right, concentric with said control line, (chord bears S.51°12'24"E. 198.79 feet); thence S.46°05'32"E. 233.04 feet parallel with said right of way control line to the easterly boundary line of said entire tract, at a point 75.00 feet perpendicularly distant northeasterly from said right of way control line opposite approximate Engineers Station 260+50.32; thence S.00°22'30"W. 12.86 feet to the point of beginning.

Also less and excepting the following parcel deeded to Provo City, in Warranty Deed Recorded October 17, 2013, as Entry No. 97456:2013, and described as follows:

A Parcel of Land in Fee incident to the construction of the Provo City West Side Connector known as Project No. F-LC49(129), being part of an entire tract of property situate in Lot 1 of Section 13, T.7S., R.2E., SLB&M. The Boundaries of said parcel of land are described as follows:

Beginning at the intersection of the southerly boundary line of said entire tract and the southwesterly highway right of way and limited-access line of said project, at a point 90.00 feet perpendicularly distant southwesterly from the right of way control line of said Provo City Westside Connector opposite approximate Engineers Station 258+95.32, which point is 200.95 feet East along the Section Line and 1571.71 feet South and 218.05 feet East and 436.00 feet S. 01°00'54" W. and 104.87 feet (Record 100.00 feet) N. 89°57'00" E. and 971.00 feet S.00°22'30"W. and 226.02 feet N.89°37'30"W. from the Northwest corner of said Section 13; and running thence N. 89°37'30"W. 100.46 feet along said southerly boundary line to the Westerly boundary line of said entire tract; thence N.00°43'08"E. 92.46 feet along said westerly boundary line to a point 90.00 feet radially distant southwesterly from said right of way control line opposite approximate Engineers Station 257+53.67; thence Southeasterly 58.12 feet along the arc of a 950.00-foot radius non-tangent curve to the right, concentric with said right of way control line (chord bears S.47°50'41"E. 58.11 feet); thence S.46°05'32" E. 78.03 feet parallel with said right of way control line to the point of beginning.

Parcel Identification No. 21-051-0031

APN: 21:051:0031  
 APN: 21-051-0036  
 APN: 21-052-0010  
 APN: 21-052-0063