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UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

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)	WWW.WWW.WW.
Hansen Black Anderson Ashcraft PLLC Attn: Jonathan K. Hansen 3051 West Maple Loop Drive, Suite 325 Lehi, Utah 84043	٦

ENT 97687: 2021 PG 1 of 4
Andrea Allen
Utah County Recorder
2021 May 25 03:40 PM FEE 40.00 BY JR
RECORDED FOR Truly Title, Inc. - Utah
ELECTRONICALLY RECORDED

	Leni, Utan 84045	THE AB	SOVE SPACE IS FO	OR FILING OFFICE USE	ONLY
	DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (us name will not fit in line 1b, leave all of item 1 blank, check here	e exact, full name; do not omit, modify, or abbreviate and provide the Individual Debtor information in item			
0.0	1a. ORGANIZATION'S NAME HERONS LANDING, LLC	110000000000000000000000000000000000000			
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIO	ADDITIONAL NAME(S)/INITIAL(S)	
1c.	MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY
42	212 West Rail Trail Lane	Riverton	UT	84096	USA
OR	2b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)		SUFFIX
2c.	MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY
3. S	ECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIG	NOR SECURED PARTY): Provide only one Secured	J Party name (3a or 3b))	wait.
j	3a. ORGANIZATION'S NAME SDP REIT, LLC		терительного под при		70000
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIO	NAL NAME(S)/INITIAL(S)	SUFFIX
3c. f	MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY
12	40 East 2100 South, Suite 300	Salt Lake City	UT	84106	USA
4. C	OLLATERAL: This financing statement covers the following collate	eral:			

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 Trus	st (see UCC1Ad, item 17 and Instructions)	being administered by a Dece	lent's Personal Representative
6a. Check only if applicable and check only one box:		6b. Check only if applicable an	d check <u>only</u> one box:
Public-Finance Transaction Manufactured-Home Transaction	A Debtor is a Transmitting Utility	Agricultural Lien [Non-UCC Filing
7. ALTERNATIVE DESIGNATION (if applicable): Lessee/Lessor	Consignee/Consignor Seller/Buy	er Bailee/Bailor	Licensee/Licensor
8. OPTIONAL FILER REFERENCE DATA:			111111111111111111111111111111111111111

ENT97687:2021 PG 2 of 4

UCC FINANCING STATEMENT ADDENDUM

FIRST PERSONAL NAME ADDITIONAL NAME(S)INITIAL(S) DEBTOR'S NAME: Provide (10a or 10b) only gag 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 10b. INDIVIDUAL'S SURNAME INDIVIDUAL'S FIRST PERSONAL NAME INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S) 0c. MAILING ADDRESS CITY STATE POSTAL CODE COUNTRY 11a. ORGANIZATION'S NAME SDP FINANCIAL 2020, LP 11b. INDIVIDUAL'S SURNAME FIRST PERSONAL NAME ADDITIONAL NAME(S)/INITIAL(S) SUFFIX STATE ADDITIONAL NAME(S)/INITIAL(S) SUFFIX STATE ADDITIONAL NAME(S)/INITIAL(S) SUFFIX STATE STATE POSTAL CODE COUNTRY STATE PO							
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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

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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

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