



# UCC-1

## STATE OF OREGON

Corporation Division - UCC  
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(503) 986-2200  
FilingInOregon.com

Oregon Secretary of State

Filing Number: 93849606

Filing Date: Apr 24, 2024 12:32 PM

Filed Electronically

*Action:* Initial Filing

### *Debtor -*

Organization Name: IRONCREST ESTATES HOMEOWNERS' ASSOCIATION, INC.

Address 1: C/O Invest West Management 12503 SE Mill

Address 2: Plain Blvd, Ste 260

City: Vancouver

State: WA, USA

Zip Code: 98684

### *Secured Party -*

Organization Name: Riverview Bank

Address 1: 900 Washington St

City: Vancouver

State: WA, USA

Zip Code: 98660

### *Collateral -*

The collateral defined in the Security Agreement as First priority security interest in and lien against all of Grantor's assets, whether now owned or hereafter acquired, including, but not limited to, all of Grantor's right, title and interest in and to any and all of Grantor's accounts, general intangibles, payment intangibles, rights to payment of every kind of nature, and deposit accounts, including, without limitation, and all of Grantor's right, title and interest in and to (1) present and future income, including all assessments, whether common, special, annual, or of any other nature, rights to payment however labeled or described in the Declaration or in the Bylaws of Grantor, levied or assessed or to be levied or assessed against owners or former owners ("Obligors") of units, lots or tracts in the subdivision, Planned Community, or condominium, as the case may be, which is subject to the Declaration (together with the fines, interest, late charges, collection costs and attorney's fees, incurred thereon or in connection therewith) and the rights of Grantor to enforce such assessments against any Obligors (all of the foregoing, collectively, the "Assessments"); and (2) all litigation proceeds, or insurance proceeds with respect to damage to the portion of the real or personal property being repaired or replaced with the funds loaned by Lender, together with any and all liens, right to impose liens or record liens with respect to any assessment, guaranties, securities, rights, remedies and privileges relating to the foregoing, whether any of the foregoing is owned now or acquired later; (3) all accessions, additions, replacements, and substitutions relating to any of the foregoing; (4) all records of any kind relating to any of the foregoing; (5) all proceeds relating to any of the foregoing (including insurance, general intangibles and account proceeds); (6) all of Grantor's equipment, inventory, fixtures, and all other goods, whether used by Grantor or any other person, or leased by Grantor to any person and whether the interest of Grantor is as owner, lessor, lessee or otherwise.

### *Optional Filer Reference Data*

Ironcrest Estates Homeowners' Association, Inc 2815 93069