



UCC

LIEN NO. 94034585

LITHIA REAL ESTATE,

**UCC FINANCING STATEMENT**  
FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT SUBMITTER (optional) CSC 1-800-858-5294	
B. E-MAIL CONTACT AT SUBMITTER (optional) SPRFiling@cscglobal.com	
C. SEND ACKNOWLEDGMENT TO: (Name and Address)  2970 99016 CSC 1127 Broadway St. NE, Suite 310 Salem, OR 97301 SEE BELOW FOR SECURED PARTY CONTACT INFORMATION	

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 Lithia Real Estate, Inc.						
OR	1b. INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
1c. MAILING ADDRESS 150 N. Bartlett Street			CITY Medford	STATE OR	POSTAL CODE 97501	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 First Interstate Bank						
OR	3b. INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
3c. MAILING ADDRESS Medford Biddle Road, 1000 Biddle Road			CITY Medford	STATE OR	POSTAL CODE 97504	COUNTRY USA

4. COLLATERAL: This financing statement covers the following collateral:

All right, title, and interest of Debtor in all equipment, fixtures, and other articles of personal property now or hereafter owned by Debtor, and now or hereafter attached or affixed to the Real Property more particularly described in Exhibit A attached hereto and incorporated herein (the "Property"); together with all accessions, parts, and additions to, all replacements of, and all substitutions for, any of such property; and together with all proceeds (including without limitation all insurance proceeds and refunds of premiums) from any sale or other disposition of the Property.

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/Licensor

8. OPTIONAL FILER REFERENCE DATA:

2970 99016

## **EXHIBIT A**

### **Real Property**

#### **PARCEL I:**

Commencing at a 1 inch iron pipe with bronze cap located at the east quarter corner of Section 13 in Township 37 South, Range 2 West of the Willamette Meridian in the City of Medford, Jackson County, Oregon; thence North 89°53'20" West 20.00 feet to the West boundary of Biddle Road; thence along said road boundary, North 0°12' East 437.31 feet to a 5/8 inch iron pin for the true point of beginning; thence North 89°56'50" West 501.84 feet to the Northeasterly boundary of Interstate Highway No. 5; thence along said highway boundary, on a spiral curve left (the chord of which curve bears North 14°31'40" West 129.56 feet) to an intersection with the Southerly boundary of the relocated Medco Railroad right of way described as Parcel No. 4 in Volume 497 page 100 of the Deed Records of Jackson County, Oregon; thence along said Railroad boundary as follows; 148.04 feet, along the arc of a curve right (which arc has a radius of 412.46 feet and a long chord of North 67°56'55" East 147.24 feet); thence along a spiral curve right (the long chord of which curve bears North 86°25' East 185.93 feet); thence South 89°43' East 212.97 feet to the West boundary of Biddle Road; thence along said road boundary, South 0°12' West 191.73 feet to the true point of beginning.

EXCEPTING THEREFROM that part conveyed to the State of Oregon by and through its State Highway Commission, by deed recorded as Document No. 66-10345 of the Official Records of Jackson County, Oregon.

ALSO EXCEPTING THEREFROM that part conveyed to Jackson County, Oregon, for road purposes by deeds recorded as Document No. 71-00897 and Document No. 71-01240 of the Official Records of Jackson County, Oregon.

ALSO EXCEPTING THEREFROM that portion conveyed to the State of Oregon by and through its Department of Transportation recorded as No. 02-33814 of the Official Records of Jackson County, Oregon.

#### **PARCEL II:**

Real property in the City of Medford, County of Jackson, State of Oregon, described as follows:

All that real property described as Parcel 2 in Document No. 94-06774, Official Records, Jackson County, Oregon, being in the Northeast Quarter of Section 13, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon, more particularly described as follows:

Commencing at the Northeast corner of said Section 13; thence along the East line of said Section 13, South 00° 11' 30" West, 1323.04 feet; thence North 89° 59' 10" West, 42.50 feet to the Northeast corner of Parcel 1 of Minor Land Partition in said Document No. 94-06774, said Official Records; thence along the East boundary of said Parcel 1, South 00° 11' 30" West, 166.66 feet to the Northeast corner of Parcel 2 of said Minor Land Partition and the true point of beginning; thence along the East boundary of said Parcel 2, the following courses: South 00° 11' 30" West, 120.00 feet; South 02° 24' 44" East, 55.03 feet; South 00° 11' 30" West, 235.01 feet to the Southeast corner of said Parcel 2 and the North boundary of Medford Corporation Haul Road, a private road; thence along said North boundary, the following courses: North 89° 43' 30" West, 192.80 feet along the arc of a spiral curve to the left (of which the long chord bears South 86° 10' 03" West, 211.10 feet) to the beginning of a curve to the left having a radius of 532.46 feet and a central angle of 13° 59' 02" (the long chord of said curve bears South 71° 16' 59" West, 129.63 feet) along the arc of said curve 129.96 feet to the South boundary of that certain tract of land described in Volume 45, Page 283, Deed Records, Jackson County, Oregon; thence along said South boundary North 89° 55' 20" West, 25.68 feet to the Easterly right of way line of Interstate No. 5 and to a point on curve concave to the West, having a radius of 5829.58 feet and a central angle of 00° 05' 46" (the long chord of said curve bears North

16° 15' 50" West, 9.79 feet); thence along the arc of said curve and said Easterly right of way line, 9.79 feet; thence continuing along said Easterly right of way line North 01° 00' 20" East, 161.22 feet to the beginning of a curve to the left having a radius of 5879.58 feet and a central angle of 00° 21' 48" (the long chord of said curve bears North 17° 59' 34" West, 37.28 feet); thence along the arc of said curve and said Easterly right of way line 37.28 feet; thence leaving said Easterly right of way line, North 32° 29' 30" East; 50.33 feet; thence North 00° 00' 30" West, 89.66 feet to the Southeasterly boundary of that certain tract of land described in Document No. 85-22138, Official Records, Jackson County, Oregon; thence along said Southeasterly boundary, the following courses: North 25° 59' 30" East, 34.60 feet; North 25° 32' 23" East, 65.66 feet; North 34° 31' 46" East, 22.07 feet; North 45° 28' 20" East; 13.95 feet to the North boundary of said Parcel 2; thence along last said North boundary, North 54° 29' 02" East, 14.41 feet; thence continue along last said North boundary, South 89° 59' 10" East; 457.50 feet to the true point of beginning.

EXCEPTING THEREFROM that portion thereof dedicated to the State of Oregon for right of way purposes as described in Document No. 03-42081, Official Records, Jackson County, Oregon.

TOGETHER WITH a portion of that certain real property described in Parcel 6 of Document No. 96-15443, Official Records, Jackson County, Oregon, being in the Northeast Quarter of Section 13, Township 37 South; Range 2 West, Willamette Meridian, Jackson County, Oregon, more particularly described as follows:

Commencing at the Northeast corner of said Section 13; thence along the East line of said Section 13, South 00° 11' 30" West, 1899.87 feet; thence North 89° 43' 30" West, 40.00 feet to the North boundary of the Medford Corporation Haul Road, a private road; thence along said North boundary, North 89° 43' 30" West, 192.80 feet; thence along the arc of a spiral curve to the left (the chord of which bears North 89° 49' 51" West, 32.36 feet) to the true point of beginning; thence leaving said North boundary South 02° 57' 30" East, 5.08 feet to a point on a curve concave to the Southeast, having a radius of 700.46 feet and a central angle of 17° 33' 54" (the long chord of said curve bears South 78° 15' 33" West, 213.90 feet); thence along the arc of said curve 214.74 feet; thence South 69° 28' 36" West, 7.90 feet; thence South 69° 21' 07" West, 94.22 feet; thence North 63° 31' 38" West, 15.03 feet; thence North 18° 12' 17" West, 23.28 feet to the South boundary of that certain tract of land described in Volume 45, Page 283, Deed Records, Jackson County, Oregon; thence along said South boundary, South 89° 55' 20" East, 24.41 feet to the North boundary of said Medford Corporation Haul Road and a point on a curve concave to the Southeast having a radius of 532.46 feet and a central angle of 13° 59' 02" (the long chord of said curve bears North 71° 16' 59" East, 129.63 feet); thence along said North boundary and the arc of said curve, 129.96 feet; thence continuing along said North boundary and along the arc of a spiral curve to the right, the chord of which bears North 85° 26' 38" East, 178.83 feet to the true point of beginning.

#### PARCEL III:

Commencing at a brass disc in a monument case marking the Northeast corner of Section 13, Township 37 South, Range 2 West of the Willamette Meridian, in the City of Medford, Jackson County, Oregon; thence South 00°12'00" West along the East line of Section 13, a distance of 1323.01 feet to a point South 89°58'40" East, 42.50 feet from the intersection of the Southerly line of Midway Road and the Westerly line of Biddle Road; thence North 89°58'40" West, 42.50 feet to said intersection; thence continue North 89°58'40" West, along said Southerly line, 349.53 feet; thence leaving said Southerly line, South 49°26'40" West, 7.69 feet to a point 5.00 feet South of, when measured perpendicular to, the Southerly line of Midway Road, said point being the most Westerly corner of that tract conveyed to the City of Medford by deed recorded as Document No. 96-17721, Official Records, Jackson County, Oregon and the true point of beginning; thence South 89°58'40" East, parallel with said Southerly line, 335.29 feet; thence along the arc of a 20.00 foot radius curve right (the long chord of which bears South 44°53'20" East, 28.33 feet), an arc distance of 31.48 feet to the Westerly line of Biddle Road, being the most Southerly corner of that tract described in Document No. 96-17721, Official Records, Jackson County, Oregon; thence South 00°12'00" West along said Westerly line, 141.60 feet to a 5/8 inch iron pin; thence North 89°58'40" West, 457.50 feet

to a 5/8 inch iron pin; thence South 54°29'47" West, 14.42 feet to a point on the Easterly line of that tract described in Document No. 85-22138, Official Records, Jackson County, Oregon; thence along said Easterly line along the following courses: North 45°28'51" East, 27.98 feet; North 15°39'07:" East, 22.01 feet; North 12°52'01" East, 37.36 feet; North 17°30'06" East, 36.29 feet; North 50°07'45" East, 74.90 feet; and North 49°26'40" East, 15.57 feet, more or less, to the true point of beginning.

**PARCEL IV:**

Easement for the benefit of Parcel 1 as created by Reciprocal Easement Agreement for Access Purposes recorded February 20, 1998 as Document No. 98-06303 for permanent, mutual and reciprocal easements and a mutual right-of-way over, under and across the land described therein. Subject to the terms, provisions and conditions set forth in said instrument.

The Real Property or its address is commonly known as 2517, 2611 & 2631 Biddle Road, Medford, OR 97504. The Real Property tax identification number is 10428112, 10849269, and 10428170.