



UCC LIEN NO. 94037737 B&B ZIEBART INVESTME

**UCC FINANCING STATEMENT**

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER [optional] <b>M. BRIGGS</b>
B. E-MAIL CONTACT AT FILER [optional] <b>POWERS_THERRIEN@YVN.COM</b>
C. SEND ACKNOWLEDGMENT TO: (Name and Address)  <b>SW PROPERTY GROUP LLC 3502 TIETON DR YAKIMA WA 98902</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>B&amp;B ZIEBART INVESTMENTS LLC, an Oregon limited liability company</b>				
OR	1b. INDIVIDUAL'S SURNAME			
	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
1c. MAILING ADDRESS				
<b>2925 RIVER ROAD STE. 280</b>		<b>SALEM</b>	<b>OR</b>	<b>97302</b>
	CITY	STATE	POSTAL CODE	COUNTRY
		<b>OR</b>	<b>97302</b>	<b>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				
<b>2101 EARNSHAW</b>		<b>PLACENTIA</b>	<b>CA</b>	<b>92870</b>
	CITY	STATE	POSTAL CODE	COUNTRY
		<b>CA</b>	<b>92870</b>	<b>USA</b>

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>SW PROPERTY GROUP LLC</b>				
OR	3b. INDIVIDUAL'S SURNAME			
	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
3c. MAILING ADDRESS				
<b>3502 TIETON DR</b>		<b>YAKIMA</b>	<b>WA</b>	<b>98902</b>
	CITY	STATE	POSTAL CODE	COUNTRY
		<b>WA</b>	<b>98902</b>	<b>USA</b>

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

The Collateral covered is described on the attached UCC-1AD and Exhibit A.

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

6. Check only if applicable and check only one box  
 Public-Finance Transaction  A Debtor is a Transmitting Utility

7. ALTERNATIVE DESIGNATION (if applicable):  Lessee/Lessor  Consignee/Consignor  Seller/Buyer  Bailee/Bailor  Licensee/Licenser

8. OPTIONAL FILER REFERENCE DATA  
**B&B/BRYAN ZIEBART \$750,000 (1ST LN) ON 9-2024 2800.00**

401 FILING OFFICE COPY - UCC FINANCING STATEMENT (FORM UCC1) (OR REV. 06/14)

Received Time Nov. 18. 2024 1:37PM No. 0900

### 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&B ZIEBART INVESTMENTS LLC**

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  
**ZIEBART**

INDIVIDUAL'S FIRST PERSONAL NAME  
**BRITTANY**

INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)      SUFFIX

10c. MAILING ADDRESS      CITY      STATE      POSTAL CODE      COUNTRY

**2101 EARNSHAW      PLACENTIA      CA      92870      USA**

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):

**All interest/ownership of Debtors pursuant to the Loan Agreement dated September 16, 2024 and related loan documents including the Pledge and Security Agreement of even date, as more particularly described on Exhibit A attached hereto.**

13.  This FINANCING STATEMENT is to be filed (for record) (or recorded) in the REAL ESTATE RECORDS (if applicable)

14. 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 above-described real estate described in item 1b (if Debtor does not have a record interest):

16. Description of real estate:

17. MISCELLANEOUS:  
**\$750,000 Loan 9/16/24 B&B-SWPG**

**Debtors:** B&B Ziebart Investments, LLC  
Bryan and Brittany Ziebart

**Secured Party:** SW Property Group LLC

## EXHIBIT A TO UCC FINANCING STATEMENT

All interests of the Debtors pledged pursuant to the Loan Agreement between Debtor and Secured Party dated September 16, 2024, and related loan documents including the Pledge and Security Agreement, including but not limited to the respective ownership or membership interests of Debtors in the entities, properties and Receivables described:

**A.** All of Debtors' outstanding membership interest in B&B Ziebart Investments LLC, an Oregon limited liability company are owned by Bryan Ziebart and Brittany Ziebart, husband and wife.

**B.** All of Debtor B&B Ziebart Investments LLC's ownership interest in the following limited liability companies:

(i) 21.4% member interest in Lake Havasu Independent Living, LLC, a Delaware limited liability company;

(ii) 3.89% member interest in Pines at Prescott Valley, LLC, an Oregon limited liability company;

(iii) 29.57% member interest in Park Terrace Holdings, LLC, an Oregon limited liability company;

(iv) 44.28% member interest in Insight Tanner Spring LLC, an Oregon limited liability company; and,

(v) 16.94% member interest in Salem Albuquerque Holdings, LLC, an Oregon limited liability company.

**C.** All of Debtors' 100% ownership of all of the member interest in Integrated Senior Living, LLC, an Oregon limited liability company.

**D.** All of Debtors' Integrated Senior LLC, a California limited liability company member interest in:

(i) 72% member interest in Insight Senior Living, LLC, an Oregon limited liability company;

(ii) 50% member interest in Integrated Senior AI, LLC a California limited liability company;

(iii) 100% member interest in Woodland Senior, LLC, an Oregon limited liability company.

**E. RECEIVABLES:** All of Debtors' outstanding loan receivables due and owing from other projects in which Debtors/Guarantors are participating estimated by Debtors/Guarantors to have a value of approximately \$704,000 as of the date hereof.