



UCC

LIEN NO. 94076947

WILSONVILLE COMMERCIAL

UCC FINANCING STATEMENT**FOLLOW INSTRUCTIONS****A. NAME & PHONE OF CONTACT AT FILER (optional)**

Attn: Closing Department

B. E-MAIL CONTACT AT FILER (optional)**C. SEND ACKNOWLEDGMENT TO: (Name and Address)**StanCorp Mortgage Investors, LLC
10265 NE Tanasbourne Drive, T3A
Hillsboro, OR 97124

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**

WILSONVILLE COMMERCIAL LLC

OR

1b. INDIVIDUAL'S SURNAME**FIRST PERSONAL NAME****ADDITIONAL NAME(S)/INITIAL(S)****SUFFIX****1c. MAILING ADDRESS**

8320 NE Highway 99

CITY

Vancouver

STATE

WA

POSTAL CODE

98665

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 1 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**

Standard Insurance Company

OR

3b. INDIVIDUAL'S SURNAME**FIRST PERSONAL NAME****ADDITIONAL NAME(S)/INITIAL(S)****SUFFIX****3c. MAILING ADDRESS**

10265 NE Tanasbourne Drive, T3A

CITY

Hillsboro

STATE

OR

POSTAL CODE

97124

COUNTRY

USA

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

The collateral including, but not limited to, the property described in the attached Exhibit "B", which property is located in or used in connection with the property described in the attached Exhibit "A". Exhibit "A" and "B" are incorporated herein by this reference.

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/Licensor

8. OPTIONAL FILER REFERENCE DATA

C4100411 - OR

401 FILING OFFICE COPY — UCC FINANCING STATEMENT (FORM UCC1) (OR REV. 08/14)

EXHIBIT "A"
LOAN NO. C4100411

SECURED PARTY: Standard Insurance Company, an Oregon corporation

DEBTOR: WILSONVILLE COMMERCIAL LLC, an Oregon limited liability company

This Financing Statement covers all of Debtor's right, title, and interest in the property described in Exhibit B, attached hereto, which property is located on or used in connection with the real property described below:

Lots 1 and 3, MAIN STREET VILLAGE, Recorded December 22, 2000, in Plat Book 119, Page 14, in the City of Wilsonville, County of Clackamas and State of Oregon.

TOGETHER WITH a non-exclusive Easement for vehicular and pedestrian ingress and egress as more fully set forth and described in Declaration of Covenants, Restrictions and Grant of Easements recorded August 12, 1997 as Recorder's Fee No. 97-061188 as amended by instrument recorded October 9, 2000 as Recorder's Fee No. 2000-065852 and further amended by instrument recorded July 13, 2007 as Recorder's Fee No. 2007-061301 and further amended by instrument recorded December 15, 2023 as Recorder's Fee No. 2023-044281.

EXHIBIT "B"
LOAN NO. C4100411

SECURED PARTY: Standard Insurance Company, an Oregon corporation

DEBTOR: WILSONVILLE COMMERCIAL LLC, an Oregon limited liability company

This Financing Statement covers all of Debtor's right, title, and interest in the following collateral:

1. The real property described in Exhibit A attached hereto and by this reference made a part hereof (which real property, together with the buildings, foundations, structures and improvements (including all fixtures) now or hereafter located on or in the real property, are referred to in this Exhibit B as the "Real Property");
2. All rents, income, contract rights, issues and profits now due or which may become due under or by virtue of any lease, rental agreement or other contract, whether written or oral, for the use or occupancy of the Real Property or any part thereof, together with all tenant security deposits, subject, however, to the right, power and authority hereinafter given to and conferred upon Debtor to collect and apply such rents, issues, income, contract rights, security deposits and profits prior to any default hereunder;
3. All buildings and improvements now or hereafter thereon, and all appurtenances, easements, right in party walls, water and water rights, pumps and pumping plants and all shares of stock evidencing the same;
4. All fixtures and property now or hereafter attached to or used in the operation of the Real Property, including but not limited to machinery, equipment, appliances, and fixtures for generating or distributing air, water, heat, electricity, light, fuel or refrigeration, or for ventilating or sanitary purposes, or for the exclusion of vermin or insects, or for the removal of dust, refuse or garbage, all wallbeds, wallsafes, built-in furniture and installations, shelving, lockers, partitions, door stops, vaults, elevators, dumbwaiters, awnings, window shades, venetian blinds, light fixtures, fire hoses and brackets and boxes for same, fire sprinklers, alarm systems, drapery rods and brackets, screens, linoleum, carpets, plumbing, laundry tubs and trays, ice boxes, refrigerators, heating units, stoves, water heaters, incinerators, communication systems and all installations for which any such building is specifically designed;
5. All awards, compensation and settlements in lieu thereof made as a result of the taking by power of eminent domain of the whole or any part of the Real Property;
6. All trade names by which all or any part of the Real Property is known, any books and records relating to the use and operation of all or any portion of the Real Property, all present and future plans and specifications and contracts relevant to the design, construction, management or inspection of any construction of any improvements on the Real Property and all present and future licenses, permits, approvals and agreements with or from any municipal corporation, county, state or other governmental or quasi-governmental entity relevant to the development, improvement or use of all or any portion of the Real Property;
7. All rights of Debtor in and to any escrow or withhold agreements, surety bonds, warranties, management contracts, leasing or sales agreements with any real estate agents or brokers, and service contracts with any entity, which are in any way relevant to the development, improvement, leasing, sale or use of the Real Property or any personal property located thereon; and all of said

items whether now or hereafter installed being hereby declared to be, for all purposes of this Mortgage, a part of the realty; and all the estate, interest or other claim or demand, including insurance, in law as well as in equity, which Debtor now has or may hereafter acquire, in and to the aforesaid Real Property; the specific enumerations herein not excluding the general; and

8. All additions, accessions, replacements, substitutions, proceeds and products of the collateral described herein.