




UCC

LIEN NO. 94086047

RIVERSIDE HOMES, LLC

UCC FINANCING STATEMENT
FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT SUBMITTER (optional) Hanna Olson (206) 623-1745	
B. E-MAIL CONTACT AT SUBMITTER (optional) hanna.olson@hcmp.com	
C. SEND ACKNOWLEDGMENT TO: (Name and Address)  COGENCYGLOBAL 698 12th ST SE, SUITE 200 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 RIVERSIDE HOMES, LLC				
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY
18329 98th Ave NE, Ste 300	Bothell	WA	98011	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 U.S. Bank National Association				
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY
4100 Newport Place Drive, Suite 900	Newport Beach	CA	92660	USA

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

For a description of the collateral covered by this Financing Statement, see Schedule A attached hereto and incorporated herein by reference.

5. Check <u>only</u> if applicable and check <u>only</u> one box: Collateral is <input type="checkbox"/> held in a Trust (see UCC1Ad, item 17 and Instructions) <input type="checkbox"/> being administered by a Decedent's Personal Representative	
6a. Check <u>only</u> if applicable and check <u>only</u> one box: <input type="checkbox"/> Public-Finance Transaction <input type="checkbox"/> Manufactured-Home Transaction <input type="checkbox"/> A Debtor is a Transmitting Utility	
6b. Check <u>only</u> if applicable and check <u>only</u> one box: <input type="checkbox"/> Agricultural Lien <input type="checkbox"/> Non-UCC Filing	
7. ALTERNATIVE DESIGNATION (if applicable): <input type="checkbox"/> Lessee/Lessor <input type="checkbox"/> Consignee/Consignor <input type="checkbox"/> Seller/Buyer <input type="checkbox"/> Bailee/Bailor <input type="checkbox"/> Licensee/Licenser	
8. OPTIONAL FILER REFERENCE DATA: Filed with: OR - Secretary of State	
F#1056021 A#1446038	

U.S. Bank National Association

SCHEDULE 1

DEBTOR: RIVERSIDE HOMES, LLC, an Oregon limited liability company

(a) All buildings, other improvements and fixtures now or hereafter located on the real property (the "Real Property") described in Exhibit A, hereto (the "Improvements"), including, without limitation, all appurtenances, easements, rights and rights of way appurtenant or related thereto;

(b) All goods, building and other materials, supplies, work in process, equipment, machinery, fixtures, furniture, furnishings, signs and other personal property, wherever situated, which are or are to be incorporated into, used in connection with, or appropriated for use on, the Real Property; together with all inventory, accounts, accounts receivable, contract rights, general intangibles, chattel paper, instruments, documents, notes, drafts, letters of credit, insurance policies, insurance and condemnation awards and proceeds, trade names, trademarks and services marks arising from or related to the Real Property and any business conducted thereon by Debtor; together with all books, records and files, whether in tangible, electronic or other form, relating to any of the foregoing;

(c) All sales contracts of any nature whatsoever now or hereafter executed covering any portion of the Real Property or Improvements, together with any modifications thereof, and also together with any and all deposits or other payments made in connection therewith (subject, however, to any applicable restrictions imposed by law);

(d) All permits, certificates, licenses, approvals, contracts, entitlements and authorizations, however characterized, issued or in any way furnished for the acquisition, construction, development, operation and use of the Real Property or Improvements, including warranties and guaranties, and all deposits made with or other security given to utility companies and governmental agencies with respect to the Real Property or Improvements, and all of Debtor's funds held back or escrowed for completion of off-site improvements in the vicinity of the Real Property or Improvements;

(e) All rights of Debtor under any construction contracts and subcontracts, architects' and engineers' contracts, plans, specifications and drawings for the Improvements;

(f) All rights of Debtor as declarant under any Declaration affecting any of the Real Property;

(g) All insurance policies (and unearned premiums thereon) pertaining to the Subject Property, whether or not required to be carried by the terms of the Loan Documents, and all proceeds thereof;

(h) Any evidence of title to the Subject Property provided by Debtor to Secured Party;

(i) All of Debtor's right, title, and interest in and to any and all units, common elements, special declarant rights, development rights, and any other rights relating to the Real Property or the Improvements, whether now existing or subsequently arising, under any and all laws now existing or later enacted relating to condominiums;

(j) All of Debtor's rights under any declarations of covenants, conditions, and restrictions recorded for the Real Property or Improvements, including declarant rights, development rights, and all rights of Debtor in connection with any homeowner's association, condominium association, architectural control

committee, or similar association or committee, established in connection with the Subject Property, including Debtor's rights and powers to elect, appoint, and remove officers and directors of any such associations or committees;

(k) Any bank account(s) into which proceeds of the Secured Obligations as defined below are deposited by Secured Party for the benefit of Debtor; and

(l) All interest or estate which Debtor may hereafter acquire in the property described above, and all replacements, proceeds, additions and accretions thereto. The listing of specific rights or property shall not be interpreted as a limit of general terms.

EXHIBIT A
to
Schedule 1 of UCC-1 Financing Statement

The Real Property is located in Washington County, Oregon, and is legally described as follows:

Lots 25 and 26, RIVERSIDE AT SCHOLLS MEADOW, in the City of Tigard, County of Washington and State of Oregon, according to the official plat thereof, recorded May 10, 2023, Document No. 2023-019057.