

FILED: MAR 31, 2025 11:51 AM
OREGON SECRETARY OF STATE

UCC

LIEN NO. 94147758

GEE RE PORTLAND IX L

UCC FINANCING STATEMENT
FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT SUBMITTER (optional)
B. E-MAIL CONTACT AT SUBMITTER (optional)
C. SEND ACKNOWLEDGMENT TO: (Name and Address)
Bank of America, N.A. Gateway Village-900 Building, NC1-026-06-06 900 W. Trade St., Charlotte, NC 28255
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 GEE RE PORTLAND IX LLC			
OR			
1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS 4560 SE International Way, Ste. 209		CITY Milwaukie	STATE OR
		POSTAL CODE 97222	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 BANK OF AMERICA, N.A.			
OR			
3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS 900 W Trade St, NC1-026-06-06		CITY Charlotte	STATE NC
		POSTAL CODE 28255	COUNTRY USA

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

The property described in attached Schedule 1, which property is located on or used in connection with the property described in attached Exhibit A. Schedule 1 and Exhibit A are incorporated herein by this 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"/> Bailor/Bailor <input type="checkbox"/> Licensee/Licensee	
8. OPTIONAL FILER REFERENCE DATA: 98501-768 (WA)	

FILING OFFICE COPY — UCC FINANCING STATEMENT (Form UCC1) (Rev. 07/01/23)

SCHEDULE 1

Financing Statement (continued)

Secured Party: **BANK OF AMERICA, N.A.**, a national banking association

Name of Debtor: **GEE RE PORTLAND IX LLC**, a Washington limited liability company

Item No. 4:

All of Debtor's right, title and interest, whether presently existing or hereafter acquired in and to all of the following property (collectively, the "Personalty"):

(a) All materials, supplies, goods, tools, furniture, fixtures, equipment, and machinery which in all cases is affixed or attached, or to be affixed or attached, in any manner on the Land or the Improvements;

(b) All crops growing or to be grown on the Land (and after severance from the Land); all standing timber upon the Land (and after severance from the Land); all sewer, water and water rights (whether riparian, appropriative, or otherwise, and whether or not appurtenant to the Land) and all evidence of ownership rights pertaining to such water or water rights, ownership of which affect the Land; and all architectural and engineering plans, specifications and drawings which arise from or relate to the Land or the Improvements;

(c) All permits, licenses and claims to or demands for the voluntary or involuntary conversion of any of the Land, Improvements, or other Property into cash or liquidated claims, proceeds of all present and future fire, hazard or casualty insurance policies relating to the Land and the Improvements, whether or not such policies are required by Secured Party, and all condemnation awards or payments now or later to be made by any public body or decree by any court of competent jurisdiction for any taking or in connection with any condemnation or eminent domain proceeding, and all causes of action and their proceeds for any breach of warranty, misrepresentation, damage or injury to, or defect in, the Land, Improvements, or other Property or any part of them;

(d) All substitutions, replacements, additions, and accessions to any of the above property, and all books, records and files relating to any of the above property, including, without limitation, all general intangibles related to any of the above property and all proceeds of the above property.

Capitalized terms used above without definition have the meanings given them in the Trust Deed (the "Deed of Trust") dated as of March 28, 2025, given by Debtor for the benefit of Secured Party, as Beneficiary, and recorded in the Official Records of Multnomah County, State of Oregon. The real property encumbered by the Deed of Trust, and on which the personal property described herein is located (other than as described hereinabove), is described on Exhibit A attached hereto. Any term used or defined in the Oregon Uniform Commercial Code, as in effect from time to time, which is not defined in this financing statement has the meaning given to that term in the Oregon Uniform Commercial Code, as in effect from time to time, when used in this financing statement. However, if a term is defined in Article 9 of the Oregon Uniform Commercial Code differently than in another Article of the Oregon Uniform Commercial Code, the term has the meaning specified in Article 9.

The filing of this financing statement shall not be construed to derogate from or impair the lien or provisions of the Deed of Trust with respect to any property described in it which is real property. Similarly, nothing in this financing statement shall be construed to alter any of the rights of Secured Party as determined by the Deed of Trust or the priority of Secured Party's lien thereby created. This financing statement is declared to be for the protection of Secured Party in the event any court shall at any time hold that in order to be effective against a particular class of persons, including the United States Government or any of its agencies, notice of Secured Party's priority of interest in any property or interests described in the Deed of Trust must be filed in the office where this financing statement is filed.

EXHIBIT A

PARCEL I:

A part of the Southwest quarter of Section 34, Township 1 North, Range 2 East of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon, described as follows:

Beginning at a point on the East line of NE 102nd Avenue 96.59 feet South of intersection of the South line of NE Glisan Street with the East line of NE 102nd Avenue, said point being South 89°57' East 5 feet from the Southwest corner of the tract described in Deed from Rodney V. Grafton, et al, to Johannes Jorgenson, recorded May 6, 1931 in Book 127, Page 6; thence, East along the South line of said tract 92.4 feet; thence, South and parallel with the East line of NE 102nd Avenue 70 feet; thence, West 92.4 feet to the East line of NE 102nd Avenue; thence, North 70 feet to the point of beginning.

EXCEPT rights of the public in and to that portion taken for the widening of NE 102nd Avenue.

ALSO EXCEPT THAT portion conveyed to Merlin E. Thomsen in Deed recorded June 8, 1973 in Book 930, Page 1864, Deed Records.

PARCEL II:

A part of the Southwest quarter of Section 34, Township 1 North, Range 2 East of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon, described as follows:

Beginning at the intersection of the South line of NE Glisan Street and the East line of NE 102nd Avenue; said point being North 89°54' East 26 feet and South 1°34' West 40 feet from the intersection of the centerlines of said streets; thence, North 89°54' East along the South line of NE Glisan Street 113.88 feet; thence, South 1°34' West parallel with NE 102nd Avenue, 96.84 feet; thence, North 89°57' West 113.36 feet to the East line of NE 102nd Avenue; thence, North 1°34' East 96.59 feet to the point of beginning.

EXCEPT the rights of the public in and to that portion taken for widening of NE 102nd Avenue.

PARCEL III:

A tract of land in the Southwest quarter of Section 34, Township 1 North, Range 2 East of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon, described as follows:

Commencing at the West quarter corner of Section 34, Township 1 North, Range 2 East; thence, South 89°59'30" East along the centerline of NE Glisan Street, a distance of 220 feet to a point; thence, South 1°34' West, a distance of 137.07 feet to an iron pipe; thence, North 89°53' West, a distance of 100 feet to an iron pipe at the Northeast corner of a tract conveyed by Deed recorded in Book 1197, Page 383 on August 22, 1947, Multnomah County, Oregon. Deed Records and

[Legal Description Continued on Following Page.]

the true point of beginning of the tract to be described; thence, South 1°34' West, a distance of 70 feet to an iron pipe at the Southwest corner of the tract conveyed by Deed recorded in Book 1197, Page 383 on August 22, 1947; thence, North 89°53' West, a distance of 2.6 feet to the Southeast corner of a tract conveyed by Deed recorded in Book 1044, Page 526 on April 23, 1946; thence, North 1°34' East along the East line of said tract a distance of 70 feet to the Northeast corner of said tract; thence, South 89°53' East 2.6 feet to the true point of beginning.

Informational note: parcels are R319818, R319740, and R320073, respectively.

Street Address of Property
426 NE 102nd Avenue, Portland, OR 97220

Parcel(s) / PIN Number(s)
R319818, R319740, and R320073