




UCC

LIEN NO. 94191001

ZRZ REALTY COMPANY

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT SUBMITTER (optional)
B. E-MAIL CONTACT AT SUBMITTER (optional)
 COGENCYGLOBAL® 698 12th ST SE, SUITE 200 SALEM, OR 97301

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 ZRZ Realty Company				
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY
2020 SW 4th Avenue, Suite 600	Portland	OR	97201	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 Larry G. Richards, Trustee of the 2013 Jay Zidell Trust				
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY
2020 SW 4th Avenue, Suite 600	Portland	OR	97201	USA

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

See attached Exhibit A.

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/Licensor	
8. OPTIONAL FILER REFERENCE DATA:	

EXHIBIT A
Description of the Collateral

All personal property of any kind or nature, whether tangible or intangible and whether now owned or hereafter acquired, in which Debtor now has or hereafter acquires an interest and which is placed upon or is derived from or used in connection with the maintenance, use, occupancy or enjoyment of, the real property described on attached **Exhibit B** (the "**Real Property**") including (a) the Accessories; (b) all personal property that is used or will be used in construction of any Improvements on the Real Property; (c) the Rents; (d) all property defined in Oregon's version of the Uniform Commercial Code as accounts, equipment, fixtures, inventory, and general intangibles, to the extent they are used at, or arise in connection with the ownership, maintenance, or operation of the Real Property; (e) all options, agreements, and contracts for the purchase or sale of all or any part of the Real Property or interests in the Real Property; (f) all franchise, license, management or other agreements with respect to the operation of the Real Property or the business conducted therein; (g) all sewer and water taps, appurtenant water stock or water rights, allocations and agreements for utilities, bonds, letters of credit, permits, certificates, licenses, guaranties, warranties, causes of action, judgments, Claims, profits, security deposits, utility deposits, advance rental payments, and all rebates or refunds of fees, Taxes, assessments, charges or deposits paid to any governmental authority related to the Real Property or the operation thereof; (h) all insurance policies held by Debtor with respect to the Real Property or Debtor's operations thereof, and all refunds of insurance premiums relating thereto; (i) all money, mortgages, and documents arising from or by virtue of any transactions (other than the transaction concerning the Permitted Liens) related to the Real Property, and (j) all present and future attachments, accessions, amendments, replacements, additions, products and proceeds of every nature of the foregoing.

For purposes of this Exhibit A, the following terms have the following meanings:

"Accessories" means all fixtures, equipment, systems, machinery, furniture, furnishings, appliances, inventory, goods, building and construction materials, supplies and other articles of personal property, of every kind and character, tangible and intangible (including software embedded therein), now owned or hereafter acquired by Debtor, which now or hereafter attached or situated in, on, or about the Real Property or the Improvements, or used in or necessary to the complete and proper planning, development, use, occupancy or operation thereof, or acquired (whether delivered to the Real Property or stored elsewhere) for use or installation in or on the Real Property or the Improvements, and all additions to the foregoing.

"Improvements" means all buildings, structures and other improvements now or hereafter existing, erected or placed on the Real Property, together with any on-site improvements and off-site improvements in any way used or to be used in connection with the use, enjoyment, occupancy or operation of the Real Property.

"Rents" means all of the rents, royalties, issues, profits, revenues, earnings, income and other benefits of the Real Property and the Improvements, or arising from the use or enjoyment of the Real Property and the Improvements, including all such amounts paid under or arising from any

of the Leases and all fees, charges, accounts or other payments for the use or occupancy of room or other public facilities within the Real Property.

"Claims" means any liability, suit, action, demand, loss, expense, penalty, fine, judgment or other cost of any kind or nature whatsoever, including reasonable out-of-pocket fees, costs and expenses of consultants, contractors, and experts, and attorney costs.

"Taxes" means all taxes and assessments, whether general or special, ordinary or extraordinary, or foreseen or unforeseen, which at any time may be assessed, levied or confirmed or imposed by any Governmental Authority or any community facilities or other private district on Debtor or on any of its properties or assets of any part thereof or in respect of any of its franchises, businesses, income, or profits.

EXHIBIT B
Legal Description

Description of Property

LEGAL DESCRIPTION OF ZRZ REALTY LAND

PARCEL I:

A tract of land being a portion of Parcel 1 in Deed to ZRZ Realty Company, An Oregon corporation, recorded August 18, 1977 in Book 1201, Page 286, Multnomah County Deed Records, located in the Northeast one-quarter of Section 10, Township 1 South, Range 1 East of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon, being more particularly described as follows:

Commencing at the Northwest corner of Lot 1, WATERFRONT SOUTH, Multnomah County Plat Records; thence along the Northerly line of said WATERFRONT SOUTH plat South 88°35'19" East 150.98 feet; thence leaving said Northerly line, North 01°24'12" East 179.71 feet to the true point of beginning; thence North 01°24'12" East 176.26 feet; thence South 88°22'44" East 376 feet, more or less, to the Westerly ordinary high water line of the Willamette River; thence Northerly along said ordinary high water line to a point on the Southerly right-of-way line of S.W. Ross Island Way {62 feet wide); thence along said Southerly right-of-way line South 83°48'41" West 978 feet, more or less, to the Easterly right-of-way line of S.W. Moody Avenue (126 feet wide); thence along said Easterly right-of-way line South 01°24'41" West 200.56 feet to the Easterly extension of the Northerly right-of-way line of S.W. Grover Street (60 feet wide); thence continuing along said Easterly right-of-way line South 07°23'31" West 217.46 feet to the beginning of a tangent curve; thence along the arc of a 24.35 foot radius curve concave Easterly through a central angle of 38°16'21" (the long chord which bears South 11°44'39" East 15.96 feet) an arc distance of 16.27 feet to a point of tangency; thence South 30°52'50" East 24.86 feet; thence South 37°18'45" East 9.18 feet to the Northerly right-of-way line of S.W. Gibbs Street (60 feet wide); thence along said Northerly right-of-way line South 88°35'19" East 173.00 feet to a point being 31 feet Easterly of the Northerly Extension of the Westerly right-of-way line of S.W. Bond Avenue (68 feet wide) when measured perpendicular thereto; thence parallel with said Northerly extension of the Westerly right-of-way line North 01°24'41" East 121.54 feet to a point that bears North 88°21'57" West 469.96 feet from the true point of beginning; thence South 88°21'57" East 469.96 feet to the true point of beginning.

PARCEL II:

A tract of land being a portion of Parcel 1 in Deed to ZRZ Realty Company, An Oregon corporation, recorded August 18, 1977 in Book 1201, Page 286, Multnomah County Deed Records, located in the Northeast one-quarter of Section 10, Township 1 South, Range 1 East of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon, being more particularly described as follows:

Beginning at a point on the Northerly line of WATERFRONT SOUTH, Multnomah County Plat Records, said point bears South 88°35'19" East 150.98 feet from the Northwest corner of Lot 1, WATERFRONT SOUTH; thence leaving said Northerly line North 01°24'12" East 179.71 feet; thence North 88°21'57" West 469.96 feet to a point being 31 feet Easterly of the Northerly extension of the Westerly right-of-way line of S.W. Bond Avenue (68' wide) when measured perpendicular thereto; thence parallel with said Northerly extension of the Westerly right-of-way line South 01°24'41" West 121.54 feet to the Northerly right-of-way line of S.W. Gibbs Street (60 feet); thence along said Northerly right-of-way line South 88°35'19" East 27.00 feet to the Easterly right-of-way line of said S.W. Bond Avenue; thence along said Easterly right-of-way line South 01°24'41" West 60.00 feet to the Northerly line of said WATERFRONT SOUTH plat; thence along said Northerly line, South 88°35'19" East 442.98 feet to the point of beginning.

PARCEL III:

A tract of land being a portion of Parcel 1 in Deed to ZRZ Realty Company, An Oregon corporation, recorded August 18, 1977 in Book 1201, Page 286, Multnomah County Deed Records, located in the Northeast one-quarter of Section 10, Township 1 South, Range 1 East of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon, being more particularly described as follows:

Beginning at a point on the Northerly line of WATERFRONT SOUTH, Multnomah County Plat Records, said point bears South 88°35'19" East 150.98 feet from the Northwest corner of Lot 1, WATERFRONT SOUTH; thence leaving said Northerly line North 01°24'12" East 179.71 feet; thence South 88°21'57" East 372 feet, more or less, to the Westerly ordinary high water line of the Willamette River; thence Southerly along said ordinary high water line to a point on said WATERFRONT SOUTH Northerly line; thence along said WATERFRONT SOUTH Northerly line North 88°35'19" West 388 feet, more or less, to the point of beginning.

PARCEL IV:

A tract of land being a portion of Parcel 1 in Deed to ZRZ Realty Company, An Oregon corporation, recorded August 18, 1977 in Book 1201, Page 286, Multnomah County Deed Records, located in the Northeast one-quarter of Section 10, Township 1 South, Range 1 East of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon, being more particularly described as follows:

Beginning at a point on the Northerly line of WATERFRONT SOUTH, Multnomah County Plat Records, said point bears South 88°35'19" East 150.98 feet from the Northwest corner of Lot 1, WATERFRONT SOUTH; thence leaving said Northerly line North 01°24'12" East 179.71 feet to the true point of beginning; thence North 01°24'12" East 176.26 feet; thence South 88°22'44" East 376 feet, more or less, to the Westerly ordinary high water line of the Willamette River; thence Southerly along said ordinary high water line to a point being South 88°21'57" East 372 feet, more or less, from the true point of beginning; thence leaving said ordinary high water line North 88°21'57" West 372 feet, more or less, to the true point of beginning.

PARCEL V:

A parcel of land situated in the Finice Caruthers Donation Land Claim in Sections 3 and 10, Township 2 South, Range 1 East of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon, described as follows:

Commencing at a point in the North line of S.W. Sheridan Street extending Easterly that is South 89°17' East 498.43 feet from the East line of S.W. Water Avenue measured along said North line and the extension thereof; thence South 23°51' East 912.81 feet to the true point of beginning of the parcel herein described; thence South 88°32' East 640.50 feet; thence North 1°28' East 360.50 feet; thence North 21°34'30" West 439.34 feet; thence South 89°17' East 29.12 feet; thence North 22°30' West 518.51 feet; thence East to the line of ordinary high water, defined as 17.2 feet NGVD, of the left bank of the Willamette River as it exists today or may move in the future due to the natural act of accretion or erosion; thence Southerly upstream along said line of ordinary high water to the Northerly right-of-way line of the Ross Island Bridge; thence South 83°52' West along said Ross Island Bridge right-of-way line 690.58 feet to a point as measured from the harbor line; thence North 1°28' East 365.69 feet; thence North 88°32' West 344.67 feet; thence Southwesterly along a curve to the left having a radius of 27.18 feet and which is tangent to the end of the last described line an arc distance of 30.92 feet to a point of cusp; thence Northwesterly along a curve to the left having a radius of 1,550.69 feet an arc distance of 82.99 feet, (the long cord bears North 22°19'01" West); thence North 23°51' West 291.87 feet to the true point of beginning.

TOGETHER WITH the following described property conveyed to ZRZ Realty Company, an Oregon corporation, by Special Warranty Deed recorded January 31, 2011 as Recorder's Fee No. 2011-014618, Multnomah County Deed Records:

A parcel of land situated in the Finice Caruthers Donation Land Claim No. 43, in the Northeast one-quarter of Section 10, Township 1 South, Range 1 East of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon, said parcel being a portion of that property conveyed to Oregon Health and Science University and designated as Parcel VII in Bargain and Sale Deed recorded June 30, 2004, as Recorder's Fee No. 2004-118551, Multnomah County Deed Records, said parcel being more particularly described as follows:

Beginning at a 5/8 inch iron rod with a yellow plastic cap stamped "OTAK INC." marking the Southeast corner of said Oregon Health and Science University property, which corner bears South 12°06'05" East 1527.50 feet and South 87°03'04" East 640.64 feet from a brass screw with washer stamped "DEA INC." marking the Westerly point of curve at the Northeast corner of Lot 3, SOUTH WATERFRONT EXTENSION; thence North 87°03'04" West along the South property line of said Oregon Health and Science University property 189.31 feet to a set 5/8 inch iron rod with a yellow plastic cap stamped "CH2M HILL"; thence leaving said South property line North 68°29'58" East 6.57 feet to a set 5/8 inch iron rod with a yellow plastic cap stamped "CH2M HILL" and the beginning of a 315.00 foot radius non-tangent curve to the right; thence 3.07 feet along the arc of said curve through a central angle of 00°33'28" (which chord bears North 09°33'11" West 3.07 feet), to a set 5/8 inch iron rod with a yellow plastic cap stamped "CH2M HILL"; thence North 68°29'58" East 145.51 feet to a set 5/8 inch iron rod with a yellow plastic cap stamped "CH2M HILL" and the beginning of a 394.50 foot radius non-tangent curve to the left; thence 58.86 feet along the arc of said curve through a central angle of 08°32'55" (which chord bears North 64°13'30" East 58.80 feet), to a set 5/8 inch iron rod with a yellow plastic cap

stamped "CH2M HILL" on the Easterly line of said Oregon Health and Science University property; thence South 02o58'27" West along said Easterly line 94.20 feet to the point of beginning.

ALSO TOGETHER WITH that portion of vacated S.W. Moody Avenue vacated by City of Portland Ordinance No. 187032 recorded November 6, 2015, and amended by City of Portland Ordinance No. 187368 recorded November 6, 2015, as Recorder's Fee No. 2015-142148, and as conveyed by the City of Portland, a municipal corporation, to ZRZ Realty Company, an Oregon corporation by Quitclaim Deed Recorded November 6, 2015, as Recorder's Fee No. 2015-142149, Multnomah County Deed Records.

EXCEPTING THEREFROM the following described tract conveyed by ZRZ Realty Company, an Oregon corporation, to Oregon Health and Science University, a public corporation of the State of Oregon, by Special Warranty Deed recorded January 31, 2011 as Recorder's Fee No.: 2011-014617, Multnomah County Deed Records, and being described as follows:

A parcel of land situated in the Finice Caruthers Donation Land Claim No. 43, in the Northeast and the Northwest one-quarter of Section 10, Township 1 South, Range 1 East of the Willamette Meridian, in the City of Portland, County of Multnomah and State of Oregon, said parcel being a portion of that property conveyed to ZRZ Realty Company and designated as Parcel II in Quitclaim Deed recorded May 31, 1989, in Book 2207, Page 1633, Multnomah County Deed Records, said parcel being more particularly described as follows:

Beginning at the intersection of the North line of said ZRZ Realty Company property and the Easterly right of way lie of S.W. Moody Avenue, which intersection bears South 12o06'05" East 1527.50 feet from a brass screw with washer stamped "DEA INC." marking the Westerly point of curve at the Northeast corner of Lot 3, SOUTH WATERFRONT EXTENSION, and from which intersection a 5/8 inch iron rod with a 1 inch brass disc stamped "OTAK INC" bears South 87o03'04" East 0.31 feet; thence South 87o03'04" East along said North property line 154.15 feet to a set 5/8 inch iron rod with a yellow plastic cap stamped "CH2M HILL"; thence leaving said North property line South 68o29'58" West 139.40 feet to a set 5/8 inch iron rod with a yellow plastic cap stamped "CH2M HILL" on said Easterly right of way lie of S.W. Moody Avenue; thence North 22o19'49" West along said right of way line 63.81 feet to the point of beginning.

FURTHER EXCEPTING THEREFROM that tract conveyed to Tri-County Metropolitan Transportation District of Oregon by Deed recorded January 31, 2011 as Recorder's Fee No. 2011-014621, Multnomah County Deed Records.