



UCC

LIEN NO. 94242314

UNIVERSITY MANOR SH,

**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)

Ameritas Life Insurance Corp.  
 5900 O Street  
 Lincoln, NE 68510

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  
 University Manor SH, LLC

OR

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

1c. MAILING ADDRESS

5416 E Baseline Rd, Suite 120	CITY Mesa	STATE AZ	POSTAL CODE 85206	COUNTRY USA
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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  
 Ameritas Life Insurance Corp.

OR

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

3c. MAILING ADDRESS

5900 O Street	CITY Lincoln	STATE NE	POSTAL CODE 68510	COUNTRY USA
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4. COLLATERAL: This financing statement covers the following collateral:

See Exhibits A & B attached hereto and incorporated herein by 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

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

6b. Check only if applicable and check only one box:  Agricultural Lien  Non-UCC Filing

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

8. OPTIONAL FILER REFERENCE DATA:  
 3251420

**EXHIBIT A**

**Legal Description of Property**

**To UCC-1 Financing Statement**

**PARCEL 1:**

The West 60.00 feet of Lot 10, Block 10, SCOTT'S ADDITION TO EUGENE CITY, as platted and recorded in Book "R", Page 602, Lane County Oregon Plat Records, in Lane County, Oregon.

**PARCEL 2:**

Lot 9, Block 10, SCOTT'S ADDITION TO EUGENE CITY, as platted and recorded in Book "R", Page 602, Lane County Oregon Plat Records, in Lane County, Oregon.

**PARCEL 3:**

A parcel of land situated in the Southwest One Quarter of Section 32, Township 17 South, Range 3 West of the Willamette Meridian, in Eugene, Lane County, Oregon, said parcel being a portion of Lot 5, Block 10, SCOTT'S ADDITION TO EUGENE CITY, as platted and recorded in Book R, Page 602, Lane County, Oregon Plat Records, in Lane County, Oregon, said parcel being more particularly described as follows: Beginning at the Southeast corner of Lot 5, Block 10, SCOTT'S ADDITION TO EUGENE CITY, as platted and recorded in Book R, Page 602, Lane County, Oregon Plat Records, in Lane County, Oregon; thence along the North margin of East 14th Alley South 89 ° 44' 11" West, 54.00 feet; thence leaving said North margin run North 00 ° 00' 12" East, 80.00 feet; thence North 89 ° 44' 11" East, 54.00 feet to a point on the East line of said Lot 5; thence along said East line South 00 ° 00' 12" West, 80.00 feet to the point of beginning, in Eugene, Lane County, Oregon.

## EXHIBIT B

### **Personal Property Description**

### **To UCC-1 Financing Statement**

- A. All fixtures and articles of property now or hereafter attached to, or used or adapted for use in the operation of, the real property located in Lane County, Oregon, and more particularly described as Exhibit A (the "Property") (whether such items are leased, owned absolutely or subject to any title retaining or security instrument, or otherwise used or possessed, but excluding those items owned by tenants in accordance with their leases), including, without limitation, all heating, cooling, air-conditioning, ventilating, refrigerating, plumbing, generating, power, lighting, laundry, maintenance, incinerating, lifting, cleaning, fire prevention and extinguishing, security and access control, cooking, gas, electric, and communication fixtures, equipment, and apparatus, all engines, motors, conduits, pipes, pumps, tanks, ducts, compressors, boilers, water heaters and furnaces, all ranges, stoves, disposers, refrigerators, and other appliances, all escalators and elevators, all cabinets, partitions, mantels, built-in mirrors, window shades, blinds, screens, awnings, storm doors, windows and sash, all carpeting, underpadding and draperies, all furnishings of public spaces, halls and lobbies and all shrubbery and plants.
- B. All present and future contracts and policies of insurance which insure the Property or any building, structures, or improvements thereon, or any such fixtures or personal property, against casualties and theft, and all proceeds and rights thereto which may be or become payable by virtue of any such insurance contracts or policies.
- C. All the rents, revenues, issues, profits and income of the Property, and all right, title, and interest of Debtor in and to all present and future leases and other agreements for the occupancy or use of all or any part of the Property, and all right, title and, interest of Debtor thereunder, including, without limitation, all cash or security deposits, advance rentals, and deposits or payments of similar nature, together with all guaranties of tenants' or occupants' performance thereunder.
- D. All general intangibles relating to the development or use of the Property, including, without limitation, all permits, licenses, and franchises, all names under or by which the Property may at any time be operated or known, and all rights to carry on business under any such names or any variant thereof, and all trademarks, trade names, logos, and good will in any way relating to the Property.
- E. All water stock relating to the Property, all shares of stock or other evidence of ownership of any part of the Property that is owned by Debtor in common with others, and all documents or membership in any owners' or members' association or similar group having responsibility for managing or operating any part of the Property.
- F. All products and proceeds of all of the foregoing.