



UCC

LIEN NO. 94245186

B&amp;B ZIEBART INVESTME

**UCC FINANCING STATEMENT****FOLLOW INSTRUCTIONS**

A. NAME & PHONE OF CONTACT AT FILER (optional) <b>M. BRIGGS</b>	
B. E-MAIL CONTACT AT FILER (optional) <b>POWERS_THERRIEN@YVN.COM</b>	
C. SEND ACKNOWLEDGMENT TO: (Name and Address)  <b>LK PARTNERS LP 3502 TIETON DR YAKIMA WA 98902</b>	

**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 <b>B&amp;B ZIEBART INVESTMENTS LLC, an Oregon limited liability company</b>				
OR				
1b. INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS <b>2925 RIVER ROAD STE. 280</b>		CITY <b>SALEM</b>	STATE <b>OR</b>	POSTAL CODE <b>97302</b>
				COUNTRY <b>USA</b>

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 <b>ZIEBART</b>		FIRST PERSONAL NAME <b>BRYAN</b>	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
2c. MAILING ADDRESS <b>2101 EARNSHAW</b>		CITY <b>PLACENTIA</b>	STATE <b>CA</b>	POSTAL CODE <b>92870</b>
				COUNTRY <b>USA</b>

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 <b>LK PARTNERS LP</b>				
OR				
3b. INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS <b>3502 TIETON DR</b>		CITY <b>YAKIMA</b>	STATE <b>WA</b>	POSTAL CODE <b>98902</b>
				COUNTRY <b>USA</b>

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

All interest/ownership of Debtors pledged pursuant to the Loan Agreement between Secured Party and Debtors dated June 6, 2025 and related loan documents including the Pledge and Security Agreement of even date, as more particularly described on Exhibit A attached hereto, and the Addendums attached.

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): ☐ Lessor/Lessor ☐ Consignee/Consignor ☐ Seller/Buyer ☐ Bailee/Bailor ☐ Licensee/Licensor

8. OPTIONAL FILER REFERENCE DATA

**B&B/BRYAN \$4M LK LOAN - 2800.00**

401 FILING OFFICE COPY - UCC FINANCING STATEMENT (FORM UCC1) (OR REV. 06/14)

Received Time Jul. 10. 2025 3:31PM No. 3065

**UCC FINANCING STATEMENT ADDENDUM****FOLLOW INSTRUCTIONS**

9. NAME OF FIRST DEBTOR: Same as line 1a or 1b on Financing Statement; if line 1b was left blank because Individual Debtor name did not fit, check here ☐

8a. ORGANIZATION'S NAME

**B&B ZIEBART INVESTMENTS LLC**

OR 8b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

**THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY**

10. DEBTOR'S NAME: Provide (10a or 10b) only one additional Debtor name or Debtor name that did not fit in line 1b or 2b of the Financing Statement (Form UCC1) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name) and enter the mailing address in line 10c

10a. ORGANIZATION'S NAME

OR 10b. INDIVIDUAL'S SURNAME

**ZIEBART**

INDIVIDUAL'S FIRST PERSONAL NAME

**BRITTANY**

INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

10c. MAILING ADDRESS

**2101 EARNSHAW**

CITY

**PLACENTIA**

STATE

**CA**

POSTAL CODE

**92870**

COUNTRY

**USA**

11. ☐ ADDITIONAL SECURED PARTY'S NAME or ☐ ASSIGNOR SECURED PARTY'S NAME: Provide only one name (11a or 11b)

11a. ORGANIZATION'S NAME

OR 11b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

11c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):

All interest/ownership of Debtors pledged pursuant to the Loan Agreement dated June 6, 2025 and related loan documents including the Pledge and Security Agreement of even date, as more particularly described on Exhibit A attached hereto.

13. ☐ This FINANCING STATEMENT is to be filed (for record) (or recorded) in the  
REAL ESTATE RECORDS (if applicable)

14. This FINANCING STATEMENT:

☐ covers timber to be cut ☐ covers as-extracted collateral ☐ is filed as a future filing

15. Name and address of a RECORD OWNER of above-described real estate described in Item 16 (if Debtor does not have a record interest):

16. Description of real estate:

17. MISCELLANEOUS:

**\$4M Loan LK to B&B Addendum No. 1****402 FILING OFFICE COPY — UCC FINANCING STATEMENT ADDENDUM (FORM UCC1Ad) (Rev. 09/13)**

Received Time Jul. 10. 2025 3:31PM No. 3065

**UCC FINANCING STATEMENT ADDENDUM****FOLLOW INSTRUCTIONS**

9. NAME OF FIRST DEBTOR: Same as line 1a or 1b on Financing Statement; if line 1b was left blank because individual Debtor name did not fit, check here ☐

9a. ORGANIZATION'S NAME

**B&B ZIEBART INVESTMENTS LLC**

OR 9b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

**THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY**

10. DEBTOR'S NAME: Provide (10a or 10b) only one additional Debtor name or Debtor name that did not fit in line 1b or 2b of the Financing Statement (Form UCC1) (use exact full name; do not omit, modify, or abbreviate any part of the Debtor's name) and enter the mailing address in line 10c

10a. ORGANIZATION'S NAME

**ISF MANAGEMENT LLC**

OR 10b. INDIVIDUAL'S SURNAME

INDIVIDUAL'S FIRST PERSONAL NAME

INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

10c. MAILING ADDRESS

**2925 River Road South, Suite 280**

CITY

**Salem**

STATE

**OR**

POSTAL CODE

**97302**

COUNTRY

**USA**

11. ☐ ADDITIONAL SECURED PARTY'S NAME or ☐ ASSIGNOR SECURED PARTY'S NAME: Provide only one name (11a or 11b)

11a. ORGANIZATION'S NAME

OR 11b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

11c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):

All interest/ownership of Debtor ISF Management LLC only as to the pledge of the following bonds:  
Bonds issued by Borrower/its affiliate ISF Ativo Investments LLC to Lender in the total sum of  
\$4,700,000: Issued by the Arizona Industrial Development Authority Subordinate Series 2025  
(CUSIP #04052TDPT), which Bonds have a final maturity date in 2065.

13. ☐ This FINANCING STATEMENT is to be filed (for record) (or recorded) in the  
REAL ESTATE RECORDS (if applicable)

14. This FINANCING STATEMENT:

☐ covers timber to be cut ☐ covers as-extracted collateral ☐ is filed as a future filing

15. Name and address of a RECORD OWNER of above-described real estate  
described in Item 16 (if Debtor does not have a record interest):

16. Description of real estate:

17. MISCELLANEOUS:

**\$4M 5-2025 Loan LK to B&B Addendum No. 2****402 FILING OFFICE COPY — UCC FINANCING STATEMENT ADDENDUM (FORM UCC1Ad) (Rev. 08/13)**

Received Time Jul. 10. 2025 3:31PM No. 3065

**EXHIBIT A  
TO UCC FINANCING STATEMENT**

**Secured Party:** LK Partners L.P.  
**First Debtor Name:** B&B Ziebart Investments, LLC

**Debtors' interests/ownership in the following:**

**A.** All of the outstanding membership interest in Insight Senior Living, LLC, an Oregon limited liability company, and its sole member Insight Senior Living, LLC, an Oregon limited liability company, owned by B&B Ziebart Investments LLC, an Oregon limited liability company, and/or owned by Bryan Ziebart and Brittany Ziebart, husband and wife.

**B.** All of B&B Ziebart Investments LLC's ownership interest subject to the Pledge Agreement are in the following limited liability companies:

(i) 21.4% member interest in Lake Havasu Independent Living, LLC, a Delaware limited liability company;

(ii) 3.89% member interest in Pines at Prescott Valley, LLC, an Oregon limited liability company;

(iii) 29.57 % member interest in Park Terrace Holdings, LLC, an Oregon limited liability company;

(iv) 44.28% member interest in Insight Tanner Spring LLC, an Oregon limited liability company; and,

(v) 16.94% member interest in Salem Albuquerque Holdings, LLC, an Oregon limited liability company.

**C.** 100% ownership of all of the member interest in Integrated Senior Living, LLC, an Oregon limited liability company.

**D.** All of Integrated Senior LLC, a California limited liability company member interest in:

(i) 72% member interest in Insight Senior Living, LLC, an Oregon limited liability company;

(ii) 50% member interest in Integrated Senior AI, LLC a California limited liability company;

(iii) 100% member interest in Woodland Senior, LLC, an Oregon limited liability company.

**E. All of B&B Ziebart Investments, LLC's interest in the following facilities:**

- (i) The 69 unit memory care facility known as Mountain Park Memory Care located at 13600 SW 122<sup>nd</sup> Ave., Clackamas, Oregon 97015;
- (ii) The 68 unit memory care facility known as Willamette Springs Memory Care located at 6000 SW Mosaic Dr., Corvallis, Oregon 97333;
- (iii) The facility known as Magnolia Gardens Senior Living located at 1355 and 425 Daugherty Ave., Cottage Grove, OR 97424;
- (iv) The facility known as Wiley Creek Senior Living located at 4950 and 5050 Mountain Fir Street, Sweet Home, Oregon 97386; and,
- (v) The facility known as The Lodge Senior Living located at 1801 9<sup>th</sup> Street South, Great Falls, MT 59405.

**F. Bonds issued by Borrower/its affiliate ISF to Lender in the total sum of \$4,700,000:**  
Issued by the Arizona Industrial Development Authority Subordinate Series 2025 (CUSIP #04052TDPT), which Bonds have a final maturity date in 2065.

ZIEBART BRYAN \$4M LOAN 5-2025/ EXHIBIT A TO UCC FINANCING STATEMENT \$4MIL B&B LOAN 6-2025.DOCX