FILED: JUL 10, 2025 03:49 PM OREGON SECRETARY OF STATE



		ucc		4245186 B&E	ZIEBART INVESTME
				·	
UCC FINANCING STATE					
FOLLOW INSTRUCTIONS					
A. NAME & PHONE OF CONTACT AT F	ILER (optional)				
B. E-MAIL CONTACT AT FILER (options	af]				
POWERS_THERRIEN@	YVN.COM				
C. SEND ACKNOWLEDGMENT TO: (N	ame and Address)				
LK PARTNERS LP		71			
3502 TIETON DR		` l			
YAKIMA WA 98902					
1		ı İ			
			THE ABOVE SPACE	E IS FOR FILING OFFIC	
DEBTOR'S NAME - Provide only one is name will not fit in line 1b, (save all of item 1).	Debtor name (1a or 1b) (use exact,	full name; do not omit, modify, or ab	breviate any part of the D	ablada name). Massacra A. A.	
1a. ORGANIZATION'S NAME			ATTENDED TO OF THE PINERS	ding Statement Addendum (F	orm UCC1Ad)
OR B&B ZIEBART INVES	TMENTS LLC, an	Oregon limited liab	ility company		
18. INLIVIDUAL'S SURNAME		FIRST PERSONAL NAME		DITIONAL NAME(S)/INITIAL	(S) SUFFIX
1c. MAILING ADDRESS		CITY		ATE POSTAL CODE	
2925 RIVER ROAD S		SALEM		P 97302	USA
 DEBTOR'S NAME - Provide only one de name will not fit in line 2b, leave all of item 1 b 	eblor name (2s or 2b) (use exect, fi	ull name; do not omit, modify or abbro	Mate my part of the Dak	1000	
26. ORGANIZATION'S NAME	and ph	ovide the individual Debter information	on in Item 10 of the Finance	ing Statement Addendum (F	Form UCC(Ad)
OR OR					
26. INDIVIDUAL'S SURNAME ZIEBART		FIRST PERSONAL NAME	ADI	DITIONAL NAME(S)/INITIAL	(S) SUFFIX
2c. MAILING ADDRESS		BRYAN			
2101 EARNSHAW		PLACENTIA	C	ATE POSTAL CODE A 92870	OUNTRY
3. SECURED PARTY'S NAME (or NAME	M ASSIGNEE of ASSIGNOR SE	CURED PARTY): Provide only ene S	scured Party name (3e p	7 3207U	USA
30. ORGANIZATION'S NAME LK PARTNERS LP			,		
OR 36. INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	LABO		
		THE PERSON NAMED IN SAME	AUL	DITIONAL NAME(S)/INITIAL	(S) SUFFIX
3502 TIETON DR		CITY	STA	TE POSTAL CODE	DUNTRY
4. COLLATERAL: This financing statement cov		YAKIMA	W	A 98902	ΨSA
All interest/ownership of land Debtors dated June (Agreement of even date, Addendums attached.	Debtors piedged 6, 2025 and relate	ed loan documents	: including the	o Diodeo and (C L:L
5. Check <u>only</u> if applicable and check only one box		ist (see UCC1Ad, item 17 and instruc	tions) being adm	ninistered by a Decedent's P	ersonal Representative
Check anly if applicable and check only one	box:				
Public-Finance Transaction	A Debtor is a Tra	nsmitting Utility			
. ALTERNATIVE DESIGNATION (If applicable):	Lessen/Lessor (Consignee/Consignor Sel	len/Buyer B	noine Basiles	Licenses/Licensor
I. OPTIONAL FILER REFERENCE DATA 3&B/BRYAN \$4M LK LOAN - 28(00.00				
01 FILING OFFICE COPY — UCC FINANI	CING STATEMENT (FORM LI	CC1) (OR REV. 08/14)			
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Received Time Jul. 10. 2025 3:31PM No. 3065

	CC FINANCING STATEN	ENT ADDE	NDUN	ı					
9.	NAME OF FIRST DEBTOR: Same as	ne 1a or 1b on Floancine	Statement: II	Ing thuse	lah birati	-			
	parsines individual Depter name did not fil, e	ST DEBTOR: Same as line 1a or 1b on Finanding Statement; if line 1b was left blank all Debter name did not fit, check here							
	8& ORGANIZATION'S NAME B&B ZIEBART INVES	STMENTS LLC				<u> </u>			
OR	96. INDIVIDUAL'S SURNAME			·					
	FIRST PERSONAL NAME			<u> </u>					
	ADDITIONAL NAME(S)/INITIAL(S)				SUFFIX				
10.	DEBTOR'S NAME: Provide (10a or 10b do not omit, modify, or abbreviate any pari o	only <u>one</u> additional Det the Debtor's name) and	otor name or (Debtor name	that did not fit in line	THE ABO	VE SPACE	18 FOR FILING OFFICE ement (Form UCC1) (use exact	SE ONLY
	10a. ORGANIZATION'S NAME					-			
OR	105. INDIVIDUAL'S SURNAME ZIEBART								
	INDIVIDUAL'S FIRST PERSONAL NAM BRITTANY								<u> </u>
	INDIVIDUAL'S ADDITIONAL NAME (S)/I	NITIAL(S)			· · · · · · · · · · · · · · · · · · ·	·			SUFFIX
	MAILING ADDRESS)1 EARNSHAW			PLAC	ENTIA		STATE	POSTAL CODE 92870	COUNTRY
11.	ADDITIONAL SECURED PARTIE ORGANIZATION'S NAME	TY'S NAME of	ASSIGI	NOR SEC	URED PARTY	S NAME: Provi	de only one n	same (11a or 11b)	
OR	116. INDIVIDUAL'S SURNAME			FIRST PE	ISONAL NAME		ADDITIONA	L NAME(S)/INITIAL(S)	SUFFIX
11c.	MAILING ADDRESS			СІТУ			STATE	POSTAL CODE	COUNTRY
	ADDITIONAL SPACE FOR ITEM 4 (Co	I -		L					
1.010	interest/ownership of E ated loan documents in ticularly described on I	icinalud tue 1	Pleage	and S	to the Loai ecurity Agr	n Agreer eement	ment da of ever	ated June 6, 20 n date, as more	25 and
13.	This FINANCING STATEMENT IS to b	a filed (for record) (or rec	orded) in the	14. This	FINANCING STATE	MENT:			
	REAL ESTATE RECORDS (If ap	1			covers timber to be o	zut Covers	B8-extracted	collateral [] is filed as a 1	dure filing
15. [lame and address of a RECORD OWNER of described in Item 18 (if Debtar does not have	above-described real est record interest):	iate	16. Desc	ription of real estate:				
									:
			' 						
	MISCELLANEOUS: Loan LK to B&B Addendum No	D. 1						· · · · · · · · · · · · · · · · · · ·	
	LING OFFICE COPY — UCC FINANC		DENDUM	(EORM LIC	C1Ad) /R 80/41	2)		 	
	eived Time Jul. 10. 20				C IAUJ (RBV. 08/1:	. ,			-
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U(CC FINANCING STATER	IENT ADDE	MUDUM						,
	NAME OF FIRST DEBTOR: Same as	the 1s or 1b on Financing Statement; if line 1b was left blank							:
	necesses tuniming hearts, usine did not lif	did not fil, theck here							
	B&B ZIEBART INVE	STMENTS LLC							
OR	9b. INDIVIDUAL'S SURNAME								
	FIRST PERSONAL NAME								
	ADDITIONAL NAME(S)/INITIAL(S)			· ·	SUFFIX				
10	DESTOR'S MARKE DOLLARS					THE ABO	WE SPACE	IS FOR FILING OFFICE	JSE ONLY
10.	DEBTOR'S NAME: Provide (10a or 10) do not omit, modify, or abbreviate any part of) only <u>one</u> additional Debt the Debtor's name) and	ornama or Dei	otor name th	at did not fit in time 11	or 2b of the F	Finencing Stat	ement (Form UCC1) (use exa	, full name;
4	ISF MANAGEMEN		oritor and tradian	y address tr	ine ioc				
OR	10b. INDIVIDUAL'S SURNAME	· · · · · · · · · · · · · · · · · · ·		_		- <u>-</u>			
ļ	INDIVIDUAL'S FIRST PERSONAL NAM	E							
f	INDIVIDUAL'S ADDITIONAL NAME(S)	NITIAL(S)							SUFFIX
10c.	MAILING ADDRESS			CITY					
292	5 River Road South, Sui	te 280		Salem			OR	POSTAL CODE	COUNTRY
11,	ADDITIONAL SECURED PAR						T	97302	USA
-	11a. ORGANIZATION'S NAME	TTS NAME OF	JASSIGNO	DR SECU	RED PARTY'S	NAME: Prov	ide only one r	name (11s or 11b)	
	11b. INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME			ADDITIONAL NAME (SYMITIAL (S)			
	MAILING ADDRESS		- 6	TY			STATE	POSTAL CODE	COUNTRY
12. A	ADDITIONAL SPACE FOR ITEM 4 (Co	llateral):							<u></u>
\$4,	interest/ownership of Ends issued by Borrowe 700,000: Issued by the JSIP #04052TDPT), wi	e Arizona Ind	or Alivo ustrial [) inves Develo	iments LL	.C to Le	ender ir	. 46- 4-4-1	l <i>e</i>
13.	This FINANCING STATEMENT IS to b	e filed [for record] (or recor	rded) in the 1	4. This Fil	ANCING STATEM	ENT:			
	REAL ESTATE RECORDS (If ap	plicable)			vers fimber to be cut		as-extracted	nellalani. (3 ta su a ca	
15. N	eme and address of a RECORD OWNER of	above-described real esta	le 16		fan of real estate:			colleieral [] is fited as a f	corre ming
٥	escribed in Hem 16 (if Debter does not have	record interest):	j						
			l						
			1						
				_	_				
	ISCELLANEOUS:								
64M 5	5-2025 Loan LK to B&B Adder	ndum No. 2							
102 FIL	JNG OFFICE COPY — UCC FINANC	NG STATEMENT ADI	DENDUM (FO	ORM UCC1	Ad) (Rev. 08/13)				
Rece	ived Time Jul. 10. 20	i 25 3:31PM N	lo. 3065						

EXHIBIT A TO UCC FINANCING STATEMENT

Secured Party: First Debtor Name:

LK Partners L.P.

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 Z ebart 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% dwnership of all of the member interest in Integrated Senior Living, LIC, 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 122nd 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 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 9th 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