



UCC

LIEN NO. 94253591

ASSOCIATION OF UNIT

**UCC FINANCING STATEMENT**

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT SUBMITTER (optional) CSC 1-800-858-5294	
B. E-MAIL CONTACT AT SUBMITTER (optional) SPRFiling@cscglobal.com	
C. SEND ACKNOWLEDGMENT TO: (Name and Address)	
3183 57758 CSC 1127 Broadway St. NE, Suite 310 Salem, OR 97301	Filed In: Oregon (S.O.S.)

FOR 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 ASSOCIATION OF UNIT OWNERS OF SURFTIDES PLAZA, INC.				
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS 1415 NW 31ST PL		CITY LINCOLN CITY	STATE OR	POSTAL CODE 97367- 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 Northwest Bank				
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS 4900 Meadows Road Suite 410		CITY Lake Osweg	STATE OR	POSTAL CODE 97035 COUNTRY USA

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

Exhibit Collateral

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/Licenser

8. OPTIONAL FILER REFERENCE DATA: loan #700134929

3183 57758

All of Grantor's assets, whether now owned or hereafter acquired, including, but not limited to, all of Grantor's right, title, and interest in and to any and all of Grantor's accounts, general intangibles, payment intangibles, rights to payment of every kind or nature, and deposit accounts, and all of Grantor's right, title and interest in and to (1) present and future income, including all common expense assessments, levied or assessed or to be levied or assessed against owners of units in the Association of Unit Owners of Surfides Plaza, Inc. (and fines, interest, late charges, collection costs and attorneys' fees incurred thereon or in connection therewith), and the rights of Grantor to enforce such assessments against owners of units in the Association of Unit Owners of Surfides Plaza, Inc. (all of the foregoing, collectively, the "Assessment"), and (2) all litigation proceeds, or insurance proceeds with respect to damage to the portion of the real or personal property being repaired or replaced with the funds loaned by Lender, and all liens, guaranties, securities, rights, remedies and privileges relating to the foregoing. For the avoidance of doubt, the damages awarded pursuant to the Construction Litigation (the "Construction Litigation Proceeds") shall not be considered litigation proceeds within the meaning of this paragraph; provided, however, in the event that Construction Litigation Proceeds (net of attorneys' fees) exceed \$250,000.00, Borrower covenants and agrees that Borrower shall only use the Construction Litigation Proceeds to reimburse those unit owners who paid in full the special assessment dated on or about June 2, 2025, and apply the remaining balance of the Construction Litigation Proceeds towards a principal reduction of the Loan.

All of Grantor's property of every kind and nature (excluding Grantor's real property), whether now owned or hereafter acquired, wherever located, and whether tangible or intangible, including, but not limited to, all of Grantor's Accounts, Books and Records, Cash, Certificates of Title, Chattel Paper, Rights to Payment Under Contracts, Customer Lists, Deposit Accounts, Documents, Electronic Chattel Paper, Equipment, Fixtures, Furniture, General Intangibles, Goods of every kind and nature, Instruments, Inventory, Investment Property, Leasehold Improvements, Letter of Credit Rights, Machinery, Payment Intangibles, Rights to Payment of every kind and nature, Securities, Software and all related licenses for use, Supplies, Trade Fixtures, Trade Names and Trade Styles, including any and all accessions, accessories, substitutions, additions, replacements, and parts obtained, acquired, affixed to, incorporated into, made part of, or used in connection with any of the foregoing, together with the proceeds and products of and revenue of every kind and nature arising out of all of the foregoing.

In addition, the word "Collateral" also includes all the following, whether now owned or hereafter acquired, whether now existing or hereafter arising, and wherever located:

(A) All accessions, attachments, accessories, tools, parts, supplies, replacements of and additions to any of the collateral described herein, whether added now or later.

(B) All products and produce of any of the property described in this Collateral section.

(C) All accounts, general intangibles, instruments, rents, monies, payments, and all other rights, arising out of a sale, lease, consignment or other disposition of any of the property described in this Collateral section.

(D) All proceeds (including insurance proceeds) from the sale, destruction, loss, or other disposition of any of the property described in this Collateral section, and sums due from a third party who has damaged or destroyed the Collateral or from that party's insurer, whether due to judgment, settlement or other process.

(E) All records and data relating to any of the property described in this Collateral section, whether in the form of a writing, photograph, microfilm, microfiche, or electronic media, together with all of Grantor's right, title, and interest in and to all computer software required to utilize, create, maintain, and process any such records or data on electronic media.

Despite any other provision of this Agreement, Lender is not granted, and will not have, a nonpurchase money security interest in household goods, to the extent such a security interest would be prohibited by applicable law. In addition, if because of the type of any Collateral, Lender is required to give a notice of the right to cancel under Truth in Lending for the Indebtedness, then Lender will not have a security interest in such Collateral unless and until such a notice is given.