



UCC

LIEN NO. 90790380

WPC BANCROFT LLC

**UCC FINANCING STATEMENT**

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) <b>Linda Tjaden</b>
B. E-MAIL CONTACT AT FILER (optional) <b>linda.tjaden@stoel.com</b>
C. <b>UNISEARCH inc</b> 325 13 <sup>th</sup> ST NE STE 404, Salem, OR 97301-2294 Acct # <u>1682</u> pgs <u>3</u>

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>WPC BANCROFT LLC</b>			
OR	1b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S) SUFFIX
1c. MAILING ADDRESS <b>307 Lewers Street, 6th Floor</b>		CITY <b>Honolulu</b>	STATE POSTAL CODE COUNTRY <b>HI 98615 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	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 <b>TRANSAMERICA FINANCIAL LIFE INSURANCE COMPANY</b>			
OR	3b. INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S) SUFFIX
3c. MAILING ADDRESS <b>4333 Edgewood Road NE</b>		CITY <b>Cedar Rapids</b>	STATE POSTAL CODE COUNTRY <b>IA 52499 USA</b>

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

See Exhibits A and B attached hereto.

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  Agricultural Lien  Non-UCC Filing

6b. Check only if applicable and check only one box:  
 Lessee/Lessor  Consignee/Consignor  Seller/Buyer  Bailee/Bailor  Licensee/Licenser

7. ALTERNATIVE DESIGNATION (if applicable):

8. OPTIONAL FILER REFERENCE DATA:  
**Loan No. 10516110 -File with Oregon Secretary of State**

**837354AU**

**DEBTOR: WPC BANCROFT LLC**

**SECURED PARTY: TRANSAMERICA FINANCIAL LIFE INSURANCE COMPANY**

**Loan No. 10516110**

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**EXHIBIT A TO UCC FINANCING STATEMENT**

Item 4 Continued – Legal Description:

A tract of land situated in the James Terwilliger Donation Land Claim in the South one-half 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, more particularly described as follows:

Beginning at a point of intersection of the North line of said Terwilliger Donation Land Claim with the center line of the Southern Pacific Company's right-of-way; thence South 3°45'30" West along said center line 238.19 feet; thence South 88°35' East parallel to said North line 30.02 feet to the true point of beginning of the tract herein described; thence continuing South 88°35' East 225.73 feet; thence South 3°45'30" West 370.97 feet to a certain line which is parallel to and 30 feet North of the North line of the tract of John Oberle as the same is described in Book "G", Page 253, Deed Records of Multnomah County; thence North 88°35' West along said certain line 225.73 feet to the Easterly right-of-way line of the Southern Pacific Company, said right-of-way line being 30 feet Easterly from center line; thence tracing said Easterly right-of-way line as follows: North 3°45'30" East 81.93 feet to Engineer's Station 78+03; thence North 86°14'30" West 17.00 feet; thence North 3°45'30" East 203.00 feet to Engineer's Station 76+00; thence South 86°14'30" East 17.00 feet; thence North 3°45'30" East 86.04 feet to the true point of beginning.

EXCEPTING THEREFROM that portion conveyed to the City of Portland for street purposes by Deed recorded June 10, 2011 as Recorder's Fee No. 2011-066791.

**DEBTOR:** WPC BANCROFT LLC

**SECURED PARTY:** TRANSAMERICA FINANCIAL LIFE INSURANCE COMPANY

Loan No. 10516110

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**EXHIBIT B TO UCC FINANCING STATEMENT**

Item 4 Continued – Description of Collateral:

This Financing Statement covers all assets of the Debtor, including in particular those assets that relate to the property commonly known as South Waterfront Self Storage, which is legally described on Exhibit A to this Financing Statement (the "Property"). The scope of the Lender's security interest is more particularly described in that certain Line of Credit Trust Deed, Security Agreement and Fixture Filing made by Debtor in favor of the Secured Party covering the Property, and recorded in the land title records of Multnomah County, Oregon.

The covered assets include Accounts, Chattel Paper, Deposit Accounts, Documents, Equipment, Goods, Instruments, General Intangibles, Investment Property, and Letter of Credit Rights, as such terms are defined in the Uniform Commercial Code as adopted in Oregon (the "Code").