



UCC-1

STATE OF OREGON
Corporation Division - UCC
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FilingInOregon.com

Oregon Secretary of State
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Action: Initial Filing

Debtor -

Organization Name: PVC4 LLC
Address 1: 1400 NW Vista Pl
City: Corvallis
State: OR, USA
Zip Code: 97330

Secured Party -

Organization Name: Umpqua Bank
Address 1: PO Box 1580
City: Roseburg
State: OR, USA
Zip Code: 97470

Collateral -

1. DEFINITIONS. As used in this Collateral description, the following words have the meanings stated below: 1.1 Grantor and Debtor. The word "Grantor" also includes the Debtor named in any related UCC Financing Statement. 1.2 Real Property. The term "Real Property" means the property at 210 NW 23rd Street, Corvallis, OR 97330 more particularly described below, including all of Grantor's rights of ingress and egress to the Real Property: Real property in the County of Benton, State of Oregon, described as follows: THE NORTH ONE-HALF OF LOT 2 AND ALL OF LOT 3, BLOCK 6, NORTH COLLEGE HILL ADDITION TO CORVALLIS, IN THE CITY OF CORVALLIS, BENTON COUNTY, OREGON. (PLAT VOLUME 2, PAGE 27) TOGETHER WITH THAT PORTION OF VACATED ALLEY INURING THERETO BY VACATION ORDINANCE RECORDED IN BOOK 128, PAGE 384, BENTON COUNTY, OREGON. EXCEPTING THEREFROM, THOSE PORTIONS DEDICATED TO THE CITY OF CORVALLIS BY INSTRUMENT RECORDED JULY 19, 2012 AS 2012-494233 AND RE-RECORDED JULY 20, 2012 AS 2012-494255, RECORDS OF BENTON COUNTY, OREGON. 1.3 Improvements. The word "Improvements" means all buildings, structures, fixtures and other improvements of every kind and nature now or hereafter located on or about the Real Property. 1.4 Premises. The word "Premises" means the Real Property and the Improvements. 2. PERSONAL PROPERTY. All personal property, except personal property owned by tenants occupying the Improvements, and all fixtures of every kind and nature now owned and/or hereafter acquired and situated upon and/or used in connection with the operation, ownership, use or enjoyment of the Premises including, without limitation, the following: 2.1 All accounts, chattel paper, contracts for sale, deposit accounts, documents, documents of title, contract rights, general intangibles, payment intangibles, letters of credit, goods, instruments and assumed business names of Grantor relating to the Premises; 2.2 All equipment, inventory, furnishings, appliances, machinery, tools, building materials, supplies, maintenance or service equipment and other raw materials or supplies, component parts and work in progress relating to the Premises; 2.3 All warranties, licenses, franchises, plats, as-built plans, approvals, permits, drawings, specifications and construction contracts relating to the Premises or Grantor's business operations on the Premises; 2.4 All commercial tort claims with respect to the Premises and other legal and equitable claims, judgments and awards now or hereafter accruing to the benefit of Grantor and/or the Premises; 2.5 All bonding, construction, development, financing, guaranty, indemnity, maintenance, management, service, supply and warranty agreements, commitments, contracts, subcontracts, reports, studies, agreements; insurance policies and bonds relating to the Premises; 2.6 All deposits, reserves, prepayments, deferred payments, rebates, refunds and returns of money or property paid to or deposited with any governmental body, agency or authority, any public or private utility, district or company, insurance companies, or any other person in connection with the Premises. 3. INCOME FROM OPERATIONS. All leases, rental agreements, income, room rates, revenues, rents, issues, profits, accounts, accounts receivable, security deposits, rent deposits, general intangibles, contract rights or any other revenues related to the Premises or generated from operations conducted on the Premises, whether now or hereafter existing and whether characterized as being derived from real or personal property, including, without limitation, income from inventory sales, tenant or guest occupancy of the Premises, personal services, amenities, concessions, vendors, food and bar services; whether any of the foregoing is owned now or acquired later; all accessions, additions, replacements, and substitutions relating to any of the foregoing; all records of any kind relating to any of the foregoing